

IN RE: PETITION FOR VARIANCE * BEFORE THE
W/S Wilson Point Road, 500' S of
c/l Shore Rd., (1706 Wilson Pt. Rd * ZONING COMMISSIONER
15th Election District
5th Councilmanic District * OF BALTIMORE COUNTY
Legal Owner: Estate of
Ester Roloff * CASE No. 97-39-A
Contract Purchaser: Bernard H.
Ulbrich, Petitioner

ORDER OF DISMISSAL

WHEREAS, the subject Petitioner filed a Petition for Variance request-
ing variances from Section 1B02.3.C.1 of the Baltimore County Zoning Regula-
tions (B.C.Z.R.) to allow a proposed dwelling on a lot with a width of 50
ft. and with side yard setbacks of 5 ft. each in lieu of the minimum re-
quired 55 ft. and 10 ft. each respectively; and,

WHEREAS, a hearing on this matter was scheduled on September 4, 1996
at 9:00 A.M. before the Zoning Commissioner; and

WHEREAS, a letter was received on September 3, 1996 from Mr. Bernard
H. Ulbrich, Petitioner/Contract Purchaser, requesting withdrawal of the
variance petition for the above noted address.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore Coun-
ty, this 5th day of September, 1996 that the Petition for Variance filed
herein, be and the same is hereby DISMISSED without prejudice.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER OF
BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING
Date 9/5/96
By M. H. [Signature]

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 4, 1996

Mr. Bernard H. Ulbrich
811 Cedar Avenue
Baltimore, Maryland 21221

RE: Case No. 97-39-A
Petition for Variance
Legal Owner: Estate of Esther Roloff
Contract Purchaser: Bernard H. Ulbrich, Petitioner
Property: 1706 Wilson Point Road

Dear Mr. Ulbrich:

Attached hereto please find an Order of Dismissal regarding the above captioned matter.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Ms. Dorothy Hickey, Pers. Repr. 3 Lucan Court, Timonium, Md. 21093
c: Mr. K. Benjes, 1704 Wilson Point Road, Baltimore, Md. 21220
c: Mr. and Mrs. Charles Clark, P.O. Box 1139, St. Michaels, Md. 21663

MICROFILMED





Petition for Variance

CRITICAL
AREA

to the Zoning Commissioner of Baltimore County

for the property located at

1706 WILSON POINT ROAD

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1

To allow a proposed dwelling on a lot with a width of 50 ft. & with side yard setbacks of 5 ft. each in lieu of the minimum required 55 ft. & 10 ft. each respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

PRESENT HOUSE TOO SMALL AND IMPRACTICAL TO
RENOVATE OR ALTER TO SUIT NEEDS, ORIGINAL CONSTRUCTION 1949.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser

BERNARD H. ULBRICH

(Type or Print Name)

Bernard H. Ulbrich

Signature

811 CEDAR AVE

Address

BALTIMORE, MD. 21221

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

811 CEDAR AVE 410-391-0022

Address

Phone No.

BALTIMORE MD. 21221

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s). ESTATE of ESTHER ROLOFF

by Dorothy Hickey PR

(Type or Print Name)

Dorothy Hickey Personal Representative

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Dorothy Hickey

Name

3600 N. 21093 252-7885

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

75 min

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: 228

DATE

7/26/86

Post by 8/4



Printed with Soybean Ink
on Recycled Paper

MICROFILM

38
97-39-A

ZONING DESCRIPTION FOR 1706 WILSON POINT ROAD

BEGINNING AT A POINT ON THE WEST SIDE OF
WILSON POINT ROAD WHICH IS 50.0 (FIFTY)
FEET WIDE AT A DISTANCE OF 500. (FIVE HUNDRED)
FEET SOUTH OF THE CENTERLINE OF THE NEAREST
IMPROVED INTERSECTING STREET SHORE ROAD
WHICH IS _____ FEET WIDE.

BEING LOT # 67, BLOCK, SECTION # IN THE
SUBDIVISION OF BULL NECK/WILSON POINT, AS
RECORDED IN BALTIMORE COUNTY PLAT BOOK # 12,
FOLIO # 097, CONTAINING 14,250. / 327 ACRE.

ALSO KNOWN AS 1706 WILSON POINT ROAD
AND LOCATED IN THE 15TH ELECTION DISTRICT,
TH COUNCILMANIC DISTRICT.

8/20

CASE NUMBER: 97-39-A (Item 38)

1706 Wilson Point Road
W/S Wilson Point Road, 500' S of c/l Shore Road
15th Election District - 5th Councilmanic
Legal Owner(s): Estate of Esther Roloff
Contract Purchaser: Bernard H. Ulbrich

Variance to allow a proposed dwelling on a lot with a width of 50 feet
and with side yard setbacks of 5 feet each in lieu of the minimum
required 55 feet and 10 feet each, respectively.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 9:00 a.m. in Room 106, County
Office Building.

Posted 8/20/96

Jeff Pedlar

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

97-39-A

District

15

Posted for:

9-4-96 HEARING

Date of Posting

8-20-96

Petitioner:

Roloff / Mibach

Location of property:

Location of Sign:

Remarks:

Posted by

JEFF PERLOW

Signature

Date of return:

Number of Signs:

MICROFILMED

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 102 of the Strategy Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Parcel: 27238 or Parcel 118, Old Churchhouse, 410 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-39-A (Item 38)

1706 Wilson Point Road WMS Wilson Point Road, 500 S of Shore Road 15th Election District 5th Councilmanic Legal Owner(s):

Estate of Esther Rodoff Contract Purchaser:

Bernard H. Litvack

Variance: to allow a proposed dwelling on a lot with a width of 50 feet and with side yard setbacks of 5 feet each in lieu of the minimum required 55 feet and 10 feet each, respectively.

Hearing: Wednesday, September 4, 1996 at 9:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353. (2) For information concerning the file and/or Hearing, Please Call 887-3391.

8/15/96 August 8 C72837

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/8, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/8, 1996.

THE JEFFERSONIAN,

LEGAL AD. - TOWSON

4003711270

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

7/26 Varianced file
Item 38
B 228640
Permit Number

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ **BERNARD H. ULBRICH** **811 CEDAR AVE.** **21221** **410-391-0022**
Print Name of Applicant Address Telephone Number
☐ Lot Address **1706 WILSON POINT ROAD** Election District **15** Council District **9** Square Feet **14,250.**
Lot Location: **W** side / **WILSON PT. RD.**, **500** feet from **S** corner of **SHORE ROAD**
(street) (street)
Land Owner _____ Tax Account Number **15-1518474860-R**
Address _____ Telephone Number _____

☐ **CHECKLIST OF MATERIALS:** to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?

| | YES | NO |
|--|-------------------------------------|-------|
| 1. This Recommendation Form (3 copies) | <input checked="" type="checkbox"/> | _____ |
| 2. Permit Application | <input checked="" type="checkbox"/> | _____ |
| 3. Site Plan | <input checked="" type="checkbox"/> | _____ |
| Property (3 copies) | <input checked="" type="checkbox"/> | _____ |
| Topo Map (available in Rm 206 C.O.B.) (2 copies) | <input checked="" type="checkbox"/> | _____ |
| (please label site clearly) | <input checked="" type="checkbox"/> | _____ |
| 4. Building Elevation Drawings | <input checked="" type="checkbox"/> | _____ |
| 5. Photographs (please label all photos clearly) | <input checked="" type="checkbox"/> | _____ |
| Adjoining Buildings | <input checked="" type="checkbox"/> | _____ |
| Surrounding Neighborhood | <input type="checkbox"/> | _____ |

Residential Processing Fee Paid
Codes 030 & 080 (\$85)
Accepted by _____
ZADW
Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☒ **Approval** ☐ **Disapproval** ☐ **Approval conditioned on required modifications of the permit to conform with the following recommendations:**

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: **8-5-96**

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 7-31-96 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 8-14-96 C (B-3 Work Days)

TENTATIVE DECISION DATE 8-20-96 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: 1706 WILSON POINT ROAD, 21220.

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 38 Petitioner: BERNARD H. ULBRICH
Location: 1706 WILSON POINT ROAD, BALTO. MD. 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BERNARD H. ULBRICH
ADDRESS: 811 CEDAR AVE.
BALTIMORE, MD. 21221
PHONE NUMBER: 410-391-3108



TO: PUTUXENT PUBLISHING COMPANY
August 8, 1996 Issue - Jeffersonian

Please forward billing to:

Bernard H. Ulbrich
811 Cedar Avenue
Baltimore, Maryland 21221
391-3108

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-39-A (Item 38)
1706 Wilson Point Road
W/S Wilson Point Road, 500' S of c/l Shore Road
15th Election District - 5th Councilmanic
Legal Owner(s): Estate of Esther Roloff
Contract Purchaser: Bernard H. Ulbrich

Variance to allow a proposed dwelling on a lot with a width of 50 feet and with side yard setbacks of 5 feet each in lieu of the minimum required 55 feet and 10 feet each, respectively.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED





BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

[Signature]
DIRECTOR

[Signature]
BUILDINGS ENGINEER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 2, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-39-A (Item 38)
1706 Wilson Point Road
W/S Wilson Point Road, 500' S of c/l Shore Road
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Contract Purchaser: Bernard H. Ulbrich

Variance to allow a proposed dwelling on a lot with a width of 50 feet and with side yard setbacks of 5 feet each in lieu of the minimum required 55 feet and 10 feet each, respectively.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 9:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Dorothy Hickey
Bernard H. Ulbrich

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





DIRECTOR

A handwritten signature in black ink, appearing to read "John R. Perry", is written over the word "DIRECTOR".

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

BUILDINGS ENGINEER

A handwritten signature in black ink, appearing to read "John R. Perry", is written over the words "BUILDINGS ENGINEER".



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

Ms. Dorothy Hickey
3 Lucan Court
Baltimore, MD 21093

RE: Item No.: 38
Case No.: 97-39-A
Petitioner: Dorothy Hickey

Dear Ms. Hickey:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

COIN OPERATED AMUSEMENT DEVICE APPLICATION

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS & LICENSES
COUNTY OFFICE BUILDING
TOMSON, MARYLAND 21204

FEE: \$150.00
each machine
per year.

APPLICATION DATE

887-3616

LICENSE YEAR

MAKE MONEY ORDER OR CHECK PAYABLE TO "BALTIMORE COUNTY, MARYLAND".

NAME OF BUSINESS

(where devices will be operated)

BUSINESS LOCATION

NAME OF BUSINESS OWNER OR OPERATOR (please type or print)

(where devices will be operated)

OWNER OF MACHINES (please type or print)

OWNER OF MACHINES' ADDRESS

ZIP CODE

NAME OF APPLICANT (please type or print)

Signature of Applicant

Applicant's Title

Telephone Number

OF
DEVICES

DESCRIPTION
OF DEVICE

SERIAL #(*)
FOR EACH
DEVICE

DATE INSTALLED
AT THIS
LOCATION

Amusement
Device
License #

Fee

ISSUANCE OF THIS LICENSE DOES NOT FREE THE LICENSEE FROM COMPLYING WITH THE GAMBLING
LAWS AND ANY OTHER LAWS AND REGULATIONS

(* Serial numbers must be included; either the manufacturer's # or an owner assigned #.)
***** BELOW LINE IS FOR OFFICE USE ONLY *****

ZONING APPROVAL:

DATE:

TYPE OF ZONING/ MAXIMUM # DEVICES:

Date Paid: Cash Receipt #

Total Fee:

Date Issued:

Reference #

Data Entered

Initials

P&L:ADL1/92



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director August 15, 1996
Zoning Administration and
Development Management

FROM: Robert A. Wirth *RAW/yg*
DEPRM

SUBJECT: Zoning Item #38 - Roloff Property
1706 Wilson Point Road
Zoning Advisory Committee Meeting of August 5, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

The proposed house shall not extend closer to the shoreline than 70 feet which is the distance of the adjacent residence furthest from the water. This is a requirement of the Chesapeake Bay Critical Area Buffer Management Area regulations.

The existing specimen oak should be saved if at all possible.

RAW:GS:sp

c: Dorothy Hickey

ROLOFF/DEPRM/TXTSBP

RECEIVED
AUG 16 1996
DEPRM

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: August 9, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for August 12, 1996
 Item No. 038

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ZONE21C

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 7, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 28 and (38)

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey M. Long

Division Chief:

Gary L. Kerns

PK/JL

Baltimore County Government
Department of Community Development



One Investment Place Suite 800
Towson, MD 21204

887-3317
Fax 887-5696

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 05, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 27, 28, 29, 30, 31, 32, 34,
35, 36, 37, 38, 39 AND 41.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





[Signature]
DIRECTOR

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

[Signature]
BUILDINGS ENGINEER



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-5-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Baltimore County
Item No. 038 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

PETITION PROBLEMS

#26 --- JJS

1. Where is receipt -- not in folder.

#31 --- JRA

1. Need title of person signing for legal owner.
2. No telephone number for legal owner.

#33 --- ????

1. Where is it????

#35 --- JCM?

1. Review information says JCM - handwriting is JRF. Which is correct???

#36 --- CAM

1. No description on folder.
2. No acreage on folder.
3. No election/councilmanic district on folder.

#37 --- CAM

1. No item number on petition forms.
2. No undersized lot package in folder.

#38 --- JJS

1. Need authorization for personal representative.
2. No address for legal owner.
3. No telephone number for legal owner.

MICROFILMED.

July 30, 1996

Baltimore County Government
Department of Community Development



One Investment Place Suite 800
Towson, MD 21204

887-3317
Fax 887-5696

RE: PETITION FOR VARIANCE
1706 Wilson Point Road, W/S Wilson Point
Road, 500' S of c/l Shore Road
15th Election District, 5th Councilmanic

Legal Owner(s): Estate of Esther Roloff
Contract Purchaser: Bernard H. Ulbrich
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-39-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Estate of Esther Roloff, c/o Dorothy Hickey, P.R., 3 Lucan Court, Timonium, MD 21093, Legal Owners/Petitioners, and to Bernard H. Ulbrich, 811 Cedar Avenue, Baltimore, MD 21221, Contract Purchaser/Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

Vanilla
Item # 38

CERTIFICATE OF ACKNOWLEDGEMENT

BALTIMORE COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE

DATE _____ BUILDING PERMIT NO. _____

OWNER/BUILDER _____

LOCATION 1706 WILSON PT. RD.

I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE A IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE "100 YEAR" BASE FLOOD ELEVATION OF 9.4. I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO MAP = NE 2-J
EX. GRD. ELEV. = 4.5

OWNER AGREES TO SET THE FOLLOWINGS:
FIRST FLOOR ELEVATION =
BASEMENT FLOOR ELEVATION =

OWNER/BUILDER _____ DATE _____

NOTE: PRIOR TO RELEASING THE ABOVE NOTED BUILDING APPLICATION, ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO:

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

ATTENTION: REGULO TANGUILIG

AN ELEVATION CERTIFICATION TO BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR, OR ARCHITECT WILL BE MAILED TO THE OWNER LISTED ON THE PERMIT APPLICATION WHEN THE PERMIT IS ISSUED.

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

7/26 VARIANCE FILED
mem 38
B-278640
Permit Number

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ BERNARD H. ULBRICH 811 CEDAR AVE. 21221 410-391-0022 HOME (7 DAY)
Print Name of Applicant Address Telephone Number 3108 WORK (FLEX.)

☐ Lot Address 1706 WILSON POINT ROAD Election District 15 Council District 9 Square Feet 14,250.

Lot Location: W side of WILSON PT. RD. 500 feet from S corner of SHORE ROAD
(street) (street)

Land Owner _____ Tax Account Number 15-1518474860-R

Address _____ Telephone Number _____

☐ CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation PROVIDED?

| | YES | NO |
|--|-------------------------------------|-------|
| 1. This Recommendation Form (3 copies) | <input checked="" type="checkbox"/> | _____ |
| 2. Permit Application | <input checked="" type="checkbox"/> | _____ |
| 3. Site Plan | <input checked="" type="checkbox"/> | _____ |
| Property (3 copies) | <input checked="" type="checkbox"/> | _____ |
| Topo Map (available in Rm 204 C.O.B.) (2 copies) | <input checked="" type="checkbox"/> | _____ |
| (please label site clearly) | <input checked="" type="checkbox"/> | _____ |
| 4. Building Elevation Drawings | <input checked="" type="checkbox"/> | _____ |
| 5. Photographs (please label all photos clearly) | <input checked="" type="checkbox"/> | _____ |
| Adjoining Buildings | <input checked="" type="checkbox"/> | _____ |
| Surrounding Neighborhood | <input checked="" type="checkbox"/> | _____ |

Residential Processing Fee Paid
Codes 030 & 080 (\$35)

Accepted by _____
ZACH

Date _____

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: Ervin McDaniel
for the Director, Office of Planning & Community Conservation

Date: 8-5-96

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting * period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 7-31-96 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 8-14-96 C (B-3 Work Days)

TENTATIVE DECISION DATE 8-20-96 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: 1706 WILSON POINT ROAD, 21220.

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

Aug. 31, 1996

TO: ZONING ADMN. + DEV. MANAGEMENT,
MR. ARNOLD JABLON, DIRECTOR
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

FROM: BERNARD H. ULBRICH
811 CEDAR AVE.
BALTO. MD. 21221-6003

REF: SCHEDULED HEARING ON 4 SEPT. 96, OF
ITEM # 38, CASE 97-39A.

1706 WILSON POINT ROAD, 21220
ESTATE OF E. ROLOFF

I RESPECTFULLY REQUEST TO "WITHDRAW"
THE VARIANCE HEARING NOTED ABOVE
DUE TO CONTRACTURAL DIFFICULTIES WHICH
PRECLUDE FURTHER EFFORT AT THIS TIME.

Bernard H. Ulrich

'PURCHASER UNDER CONTRACT'

DAYTIME PHONE 410-391-3108
HOME " " " 0022.

MICROFILMED

VEHICLE OPERATION & MAINTENANCE DIVISION
DAILY USAGE AND MILEAGE REPORT

Page ____ of ____

Operator's Report Month Ending Aug-Sept, 1992

Return to Fleet Manager

| Vehicle No. <u>277</u> | Make of Vehicle | Model | Year <u>1988</u> | License No. | Dept. or Office <u>ZADM</u> |
|-------------------------------------|-------------------|-------------------|---|-----------------------------------|---|
| Assigned to: <u>Kevin Connor</u> | | Budget Code | Is vehicle authorized for take-home use? (Circle only one answer) Yes No | | |
| Date/Time | Odometer Start | Odometer End | Total Miles | Location To/From | Reason (Also indicate whether Emergency or Routine) |
| 8/14 | 35,814 | 35,854 | 40 | | |
| 8/17 | 35,854 | 35,907 | 53 | | |
| 8/18 | 35,907 | 35,946 | 39 | | |
| 8/19 | 35,946 | 35,991 | 45 | | |
| 8/20 | 35,991 | 36,053 | 62 | | |
| 8/21 | 36,053 | 36,094 | 41 | | |
| 8/24 | 36,094 | 36,119 | 25 | Picnic Project | |
| 8/25 | 36,119 | 36,190 | 71 | | |
| 8/26 | 36,190 | COOT-DA-UY | | | |
| 8/27 | 36,190 | OFF WORK | | | |
| 8/28 | 36,190 | 36,213 | 23 | Picnic Project | |
| 8/31 | 36,213 | 36,282 | 69 | | |
| Sept 1 | 36,282 | 36,331 | 49 | | |
| 9/2 | 36,331 | 36,398 | 67 | | |
| 9/3 | 36,398 | 36,441 | 43 | | |
| 9/4 | 36,441 | 36,461 | 20 | STAYED IN OFFICE / WENT GET LUNCH | |
| 9/7 | 36,461 | 36,501 | 60 40 | | |
| 9/8 | 36,501 | 36,556 | 55 | | |
| 9/9 | 36,556 | 36,615 | 59 | | |
| 9/10 | 36,615 | 36,667 | 52 | | |
| 9/14 | 36,667 | OFF WORK | | | |
| 9/15 | 36,667 | | | | |
| Sub Total | | | 853 | | |
| Total | | | | | |

Aug. 31, 1996

9/4/96

Y
to 68

To: ZENITH ADVERTISING MANAGEMENT,
Mr. Arnold Jablon, Director
111 W. CHESTNUT AVE.
TOWSON, MD. 21204

From: RICHARD H. WILSON
611 CEDAR AVE.
BALTO. MD. 21221-6003

REF: SCHEDULED HEARING ON 4 SEPT. 96, OF
Item # 38, CASE 97-39A.

I RESPECTFULLY REQUEST TO "WITHDRAW"
THE VARIANCE HEARING NOTED ABOVE
DUE TO CONTRACTURAL DIFFICULTIES WHICH
PRECLUDE FURTHER EFFORT AT THIS TIME.

Richard H. Wilson

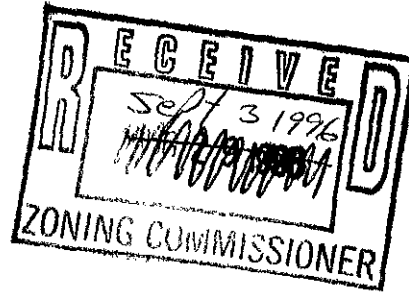
Copy given to [illegible]

Day View Room 910 391 3108
1000

Copy given
to Given
9/3/96

8/28/96

Lawrence Schmidt, Young Commissioner
Office of Young
Old Court House
Towson, Md 21204



Dear Mr Schmidt,

I am writing to apprise a proposed variance for the property at 1706 Wilson Point Road. This is a narrow lot (50' wide) and the owners are requesting a side set back of only 5 feet. They also want to build closer to the waterfront than the houses on either side. Our flow around my house and view will be greatly diminished. The roof height of this one story house will be 22'6". The roof line will be 3.5 feet from our property line.

Please consider our opposition to this request

Refused:

Permit # 0278640

Variance # 3872696

Case # 97-39A

Item # 38

MICROFILMED

Charles & Elizabeth Clark
PO Box 1139

St Michaels, Md 21663

Owners of 1708 Wilson Point Road.

Ken Benjes

1704 Wilson Point
RD

Ba Ho, MD
21220

UNRECORDED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: **1706 WILSON PT. RD.**

Subdivision name: **BULL NECK** **97-39-A**

plat book # **12**, folio # **097**, lot # **67**, section #

OWNER: **BERNARD H. ULBRICH AND JERRIE S. ULBRICH**

TAX #: **15-1515810070-R**

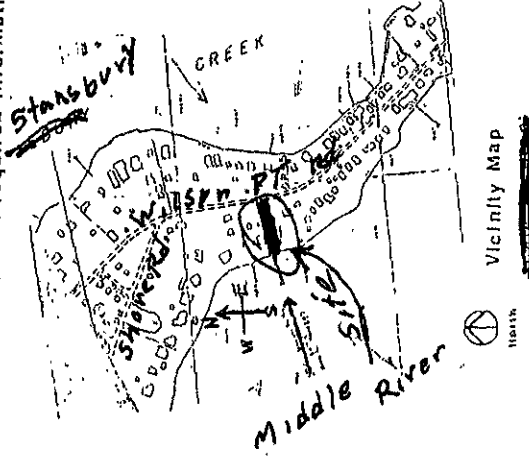
1704: KENNETH A. BENJES AND

PHONE: **410-574-8346**

PATRICIA A. BENJES
BALTO. MD. 21220

1708: TAX # **15-**

CHARLES J. CLARK AND
ELIZABETH B. MARTINGHAM CLARK PHONE: **410-745-9582**
P.O. BOX 1139
ST. MICHAELS, MD. 21663 **193'**



LOCATION INFORMATION

Election District: **15**

Councilmanic District: **5**

1"=200' scale map #: **NE 2J**

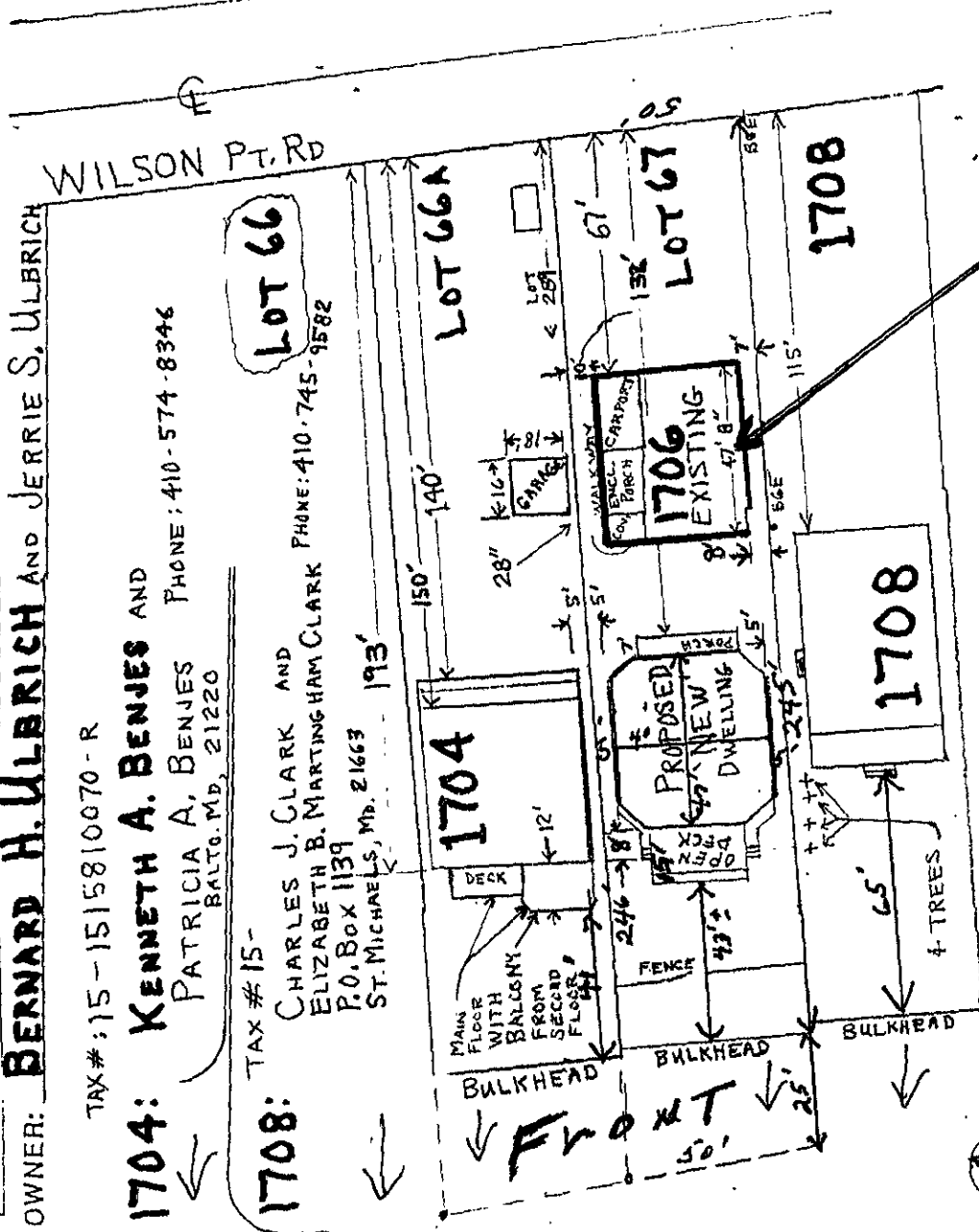
Zoning: **DR 5.5**

Lot size: **.327** acreage **14,250.** square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☒ yes ☐ no
Prior Zoning Hearings: **None**

Zoning Office USE ONLY!

reviewed by: **[Signature]** ITEM #: CASE #:



Existing, to be razed.

North

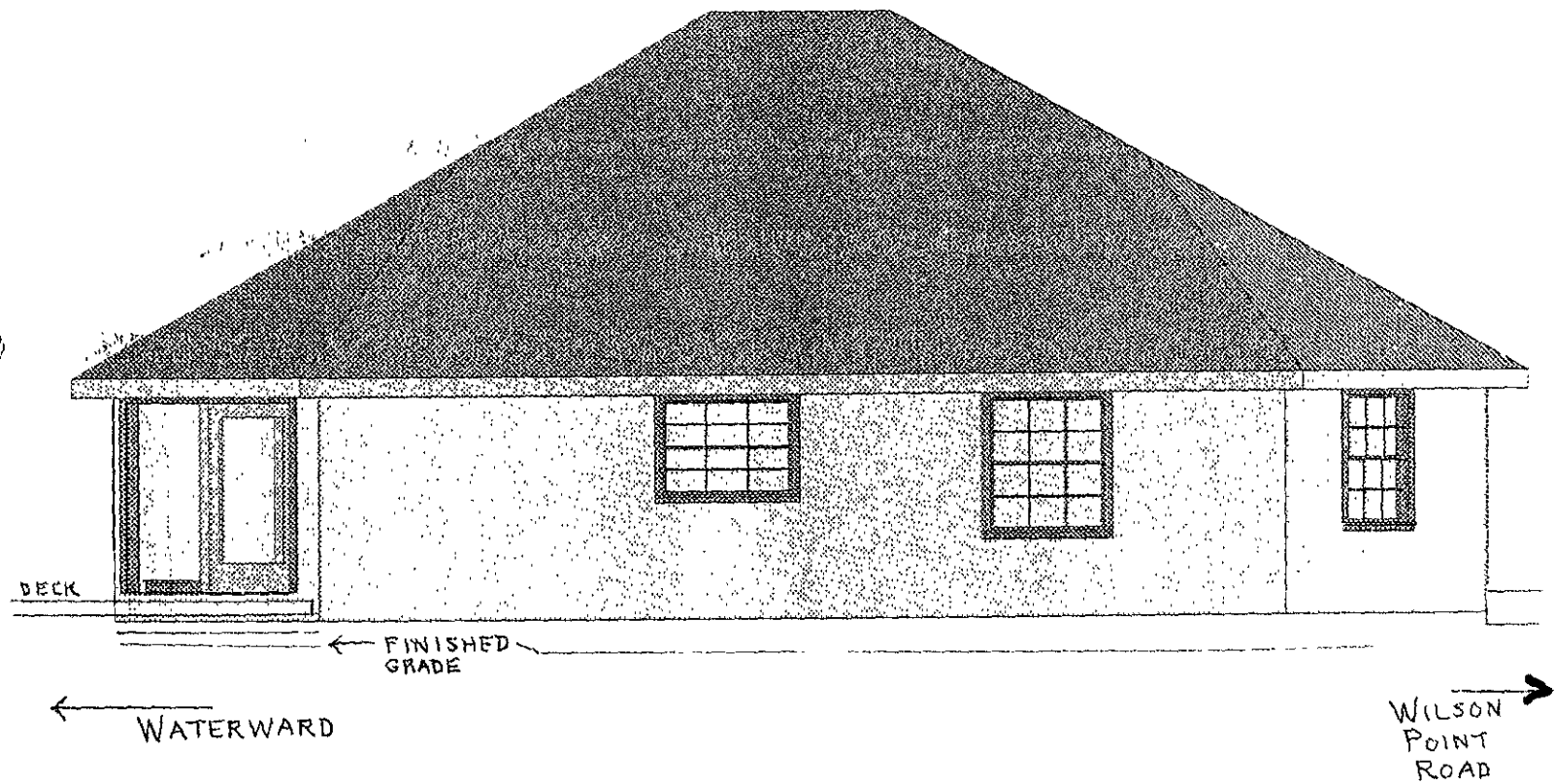
date: **7-16-96**

prepared by: **[Signature]**

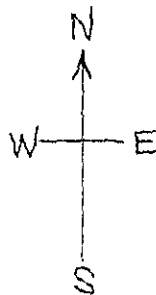
Scale of Drawing: 1"= 50'

MICROFILMED

97-39-A



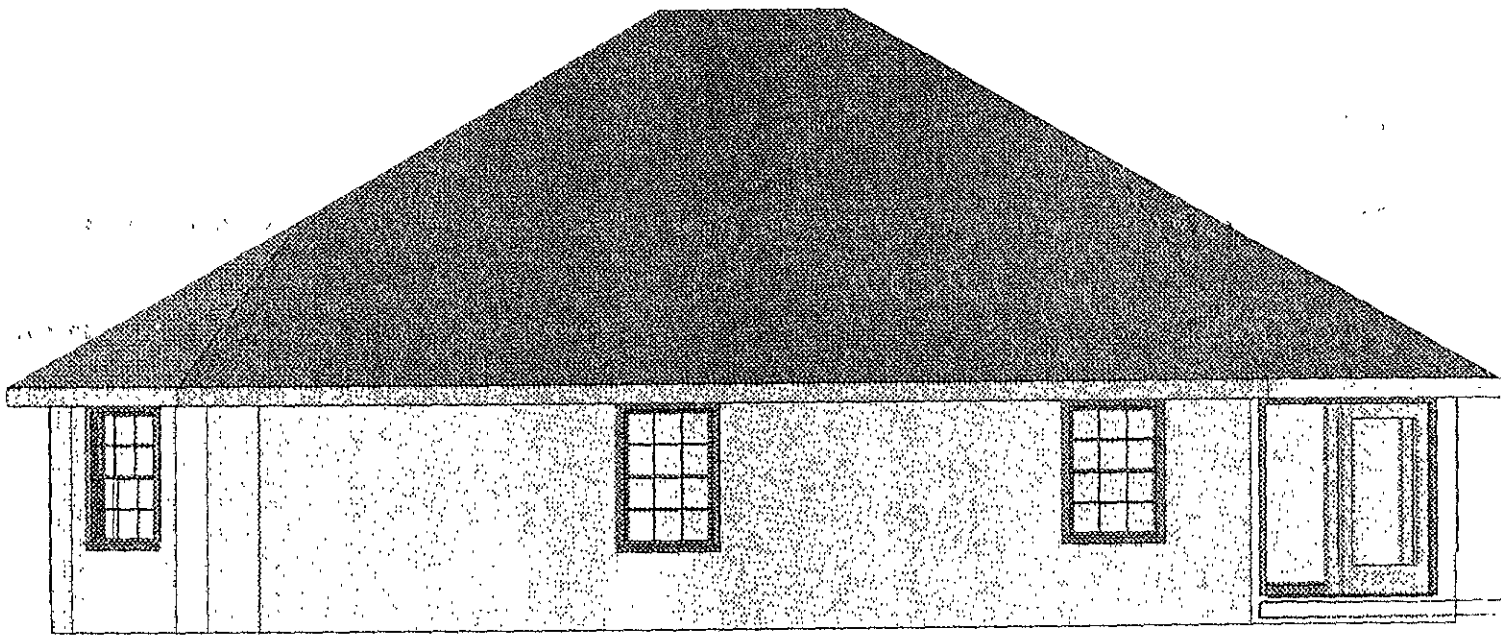
AS VIEWED FROM SOUTH



MICROFILMED

1706 WILSON POINT ROAD
BERNIE + JERRIE ULBRICH,
PERMIT #
B-

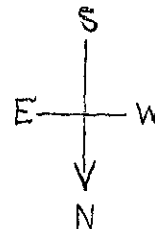
97-39-A



← WILSON POINT ROAD

WATERWARD →

AS VIEWED FROM NORTH



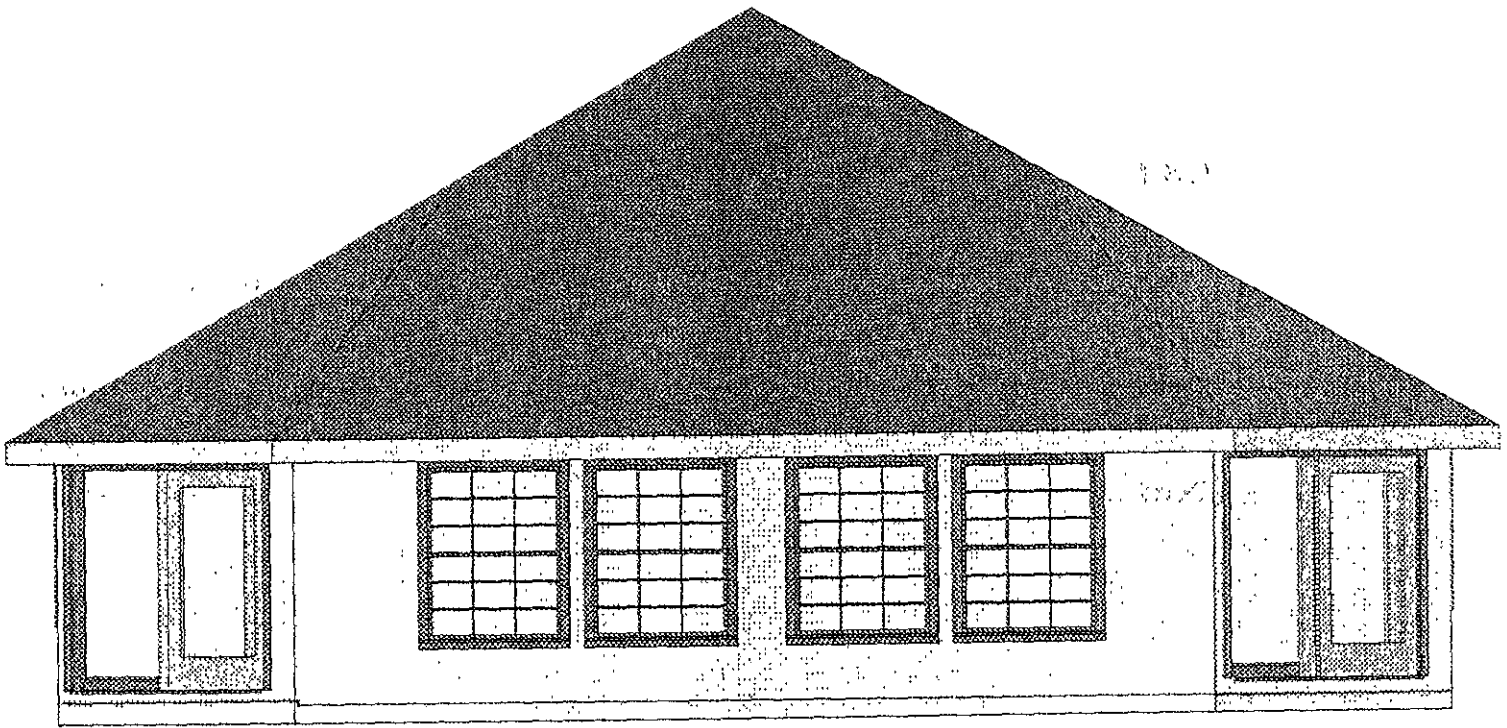
MICROFILMED

1706 WILSON POINT ROAD

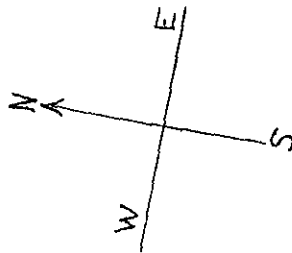
BERNIE + JERRIE ULBRICH

PERMIT #
D.

97-39-A



← 1704 1708 →
WILSON POINT RD

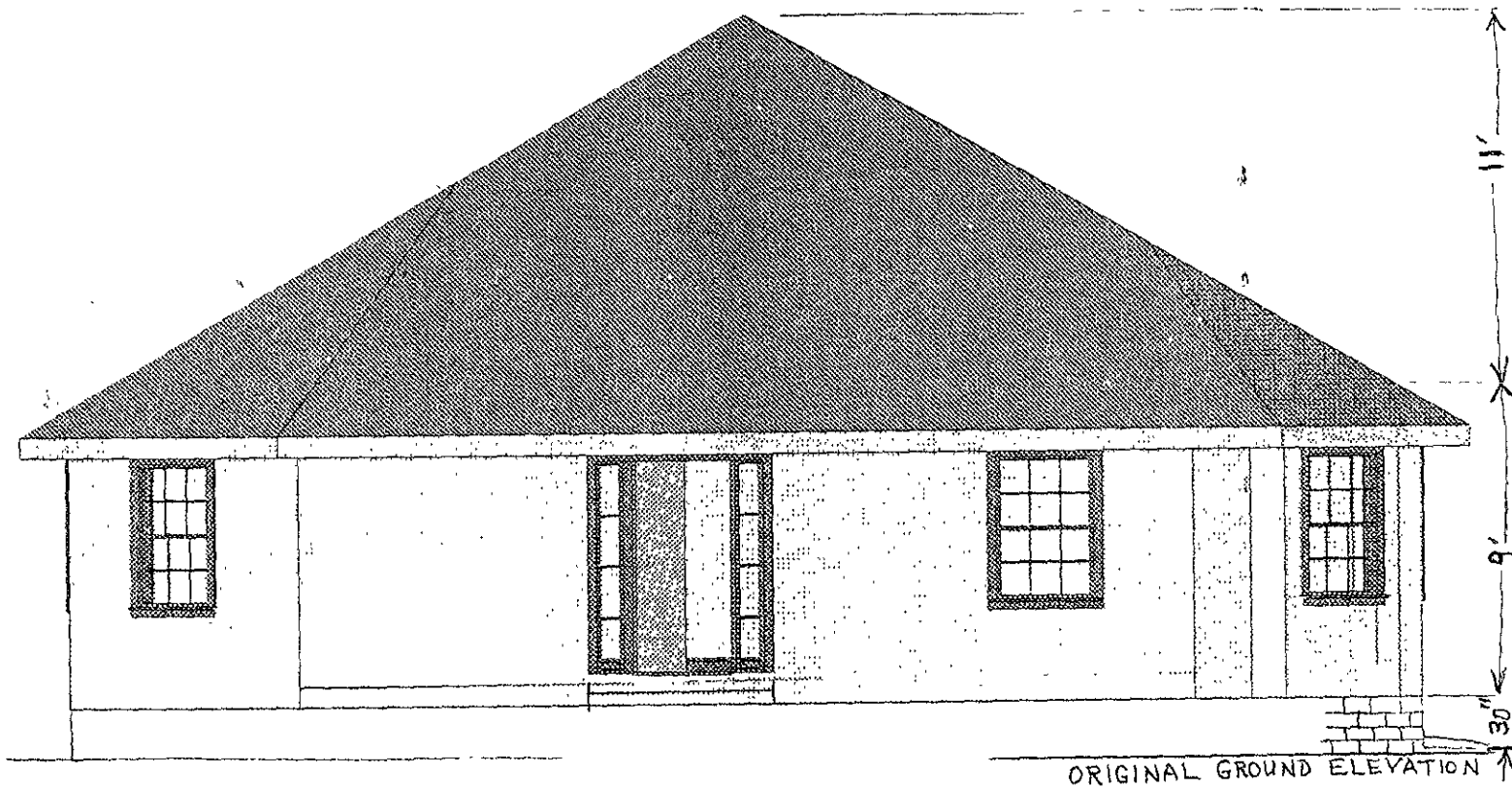


↑ WILSON POINT RD
↓ WATERWARD

MICROFILMED

1706 WILSON POINT ROAD
BERNIE + JERRIE ULBRICH,
PERMIT #

97-39-A



THEREFORE:

ABSOLUTE PEAK HEIGHT = 22'6"

ABOVE
EXISTING
GROUND ELEVATION

Donald H. Ulbrich, July 6, 1996

1706 WILSON POINT ROAD

MICROFILMED

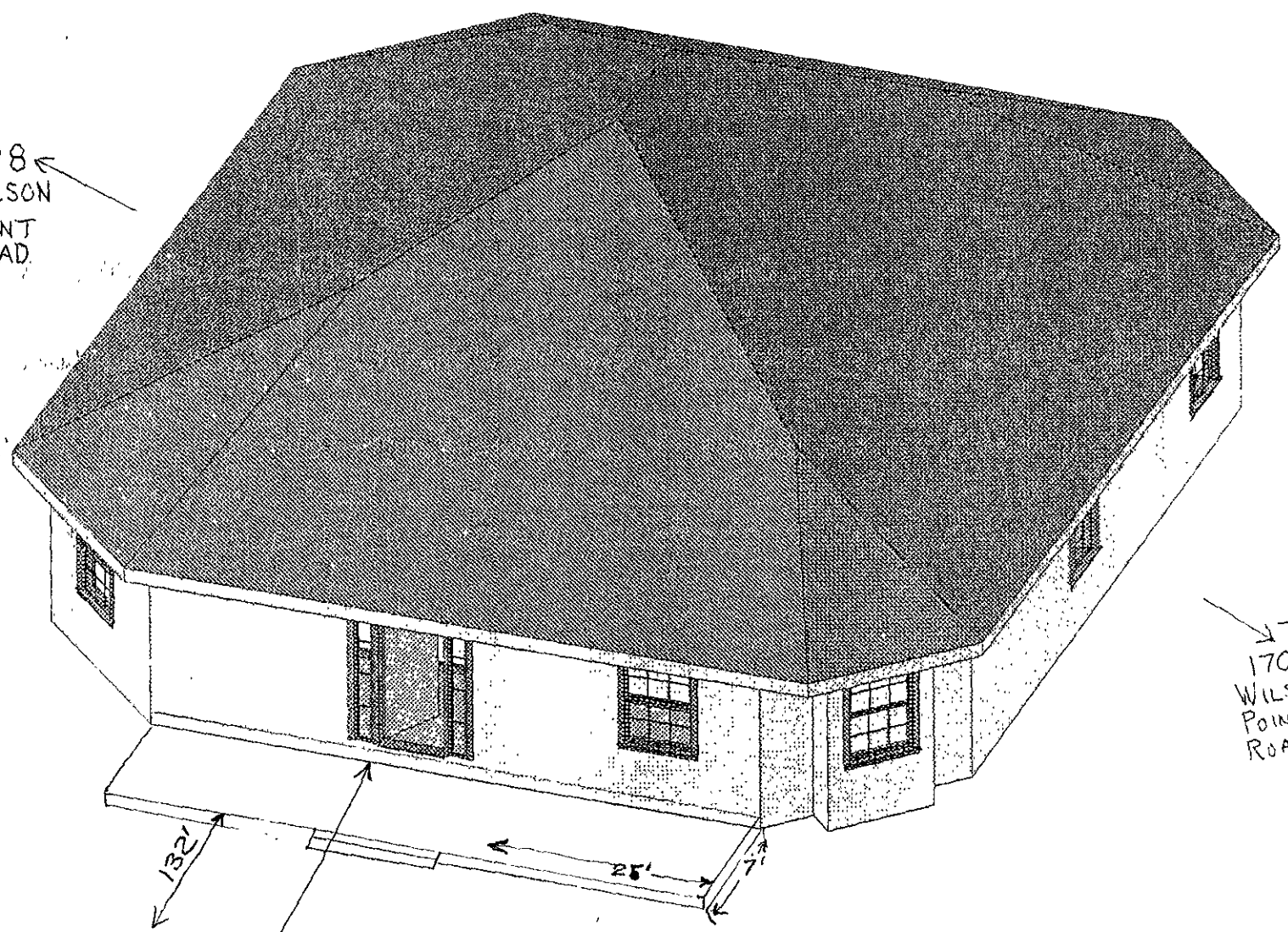
BERNIE + JERRIE ULBRICH,
PERMIT #

B

97-39-A

WATER WARD

TO
1708
WILSON
POINT
ROAD



TO
1704
WILSON
POINT
ROAD

139'
WILSON POINT RD.
EDGE OF RIGHT-OF-WAY

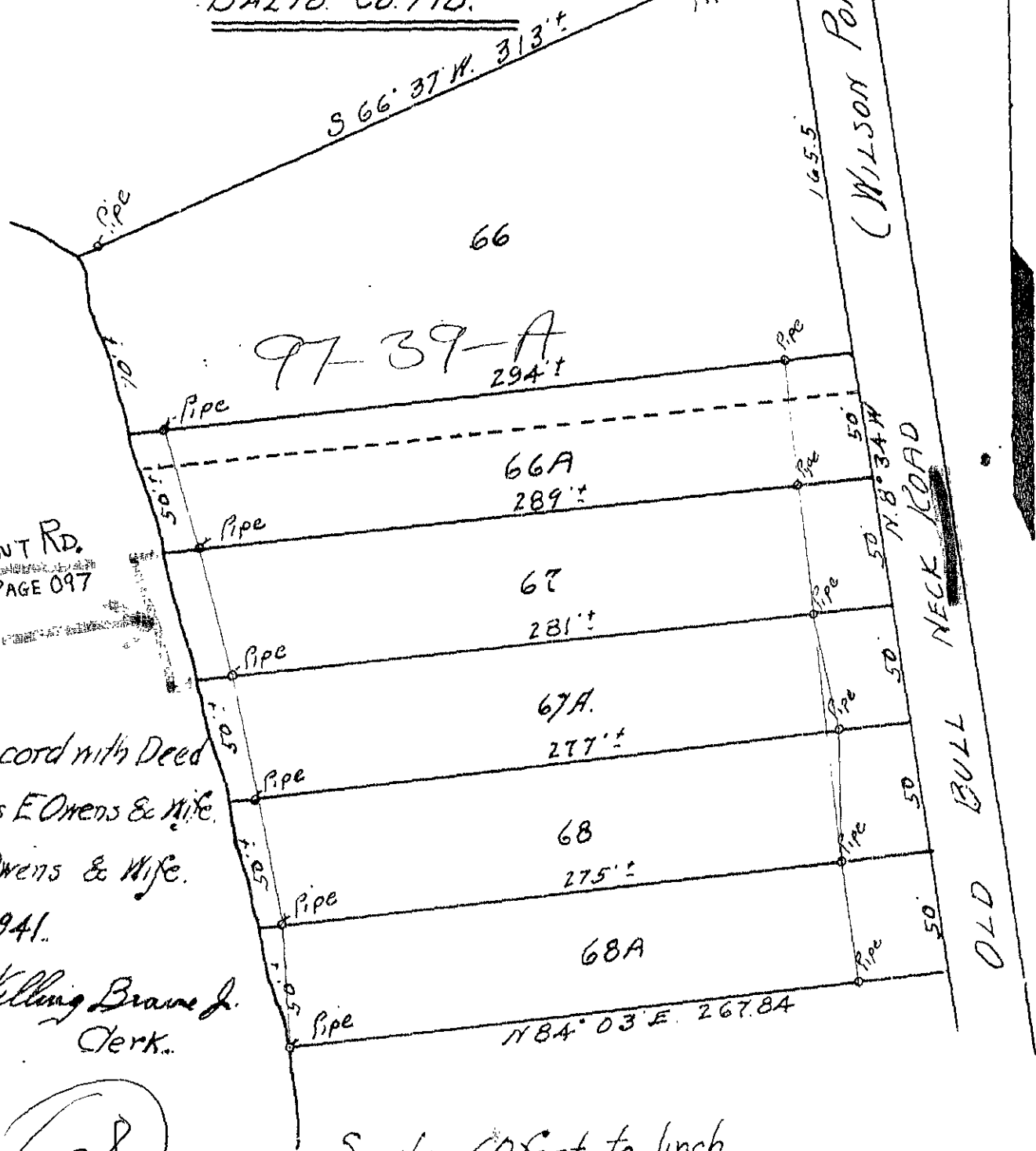
MICROFILMED

1706 WILSON POINT ROAD

BERNIE + JERRIE ULBRICH
PERMIT #

B

CHARLES E OWENS
SUB-DIVISION OF
LOTS Nos 66-67 & 68
OF BULL NECK
MIDDLE RIVER
BALTO. CO. MD.



1708
 WILSON POINT RD.
 PLAT BOOK 12, PAGE 097
 LIBER 4669
 FOLIO 33B.

Filed for Record with Deed
 from Charles E Owens & Wife
 to John E. Owens & Wife.
 Jan. 31, 1941.
 Test: C. Willing Brannan Jr.
 Clerk.

#38

Scale - 60 feet to inch
 William Whitney.
 Surveyor & Civil Engineer
 Towson, Md. January 13, 1941



ALTIMORE COUNTY-97-39-A ●

MICROFILMED

97-39-A



1706-1728
Existing
3' fence
BSE pole



1706 WPK
1708 WPK

Shed recently
added, also
1 July 1996

MICROFILMED

Section 21.35 Height Regulations

- (a) No building in the Airport District may exceed 50 feet in height except as provided in Section 23.4 of this Ordinance, and in no case may any structure exceed the height limitations imposed by the AP/C Zone established in Section 21.2 of this Ordinance.**

Section 21.36 Design Standards

Design standards for development in the Airport District shall be the same as those specified for a Planned Industrial District in Section 18.8 of this Ordinance.

All airports shall be designed, constructed, maintained, and utilized so that they shall comply with all federal and state regulations pertaining to such operations; and same shall be utilized in accordance therewith.

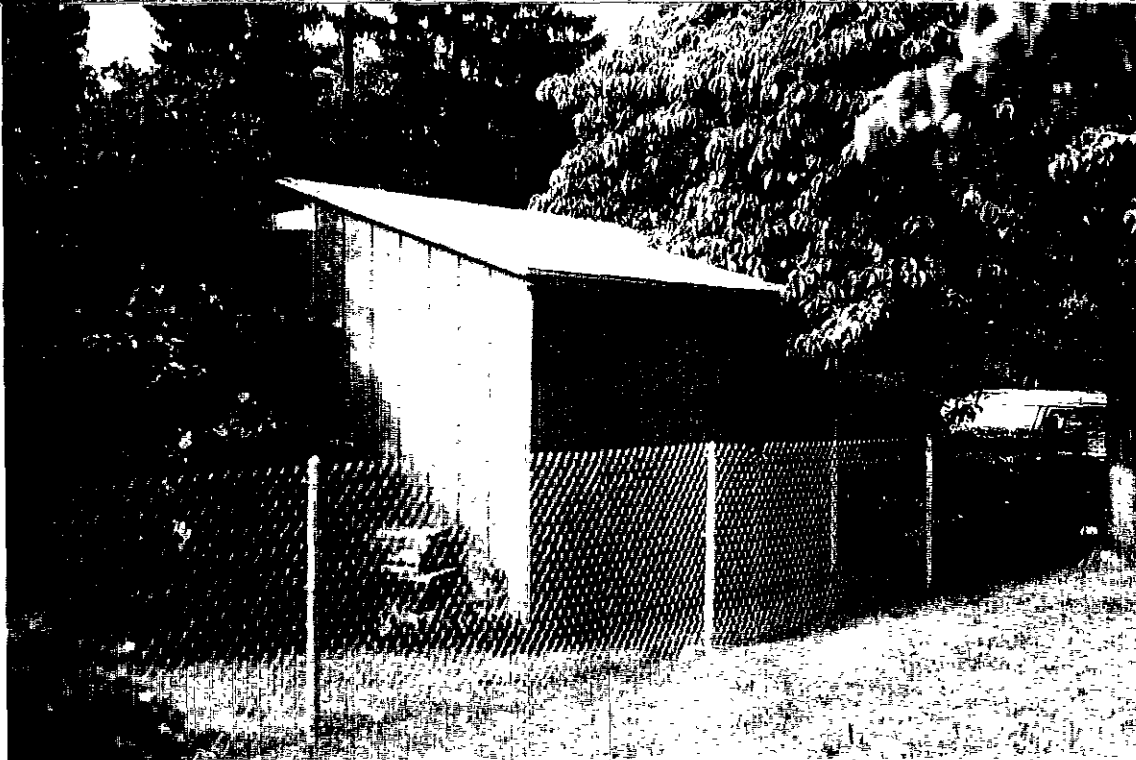
Section 21.4 Site Plan

A site plan is required for any principally permitted use or approved special exception use pursuant to Section 4.11. All site plans shall include the proposed heights of completed structures as specified in Section 21.2(e).

97-39-A



1708 W.P.R.
located 10'
from Boundary
eye chimney
8'



1704 W.P.R.
"Other Shed"
Toward W.P.R.

MICROFILMED

97-39-A



1704 W. P. R.
"Garage"
25' from fence
16' x 18'
Alongside of
1706 W. P. R.



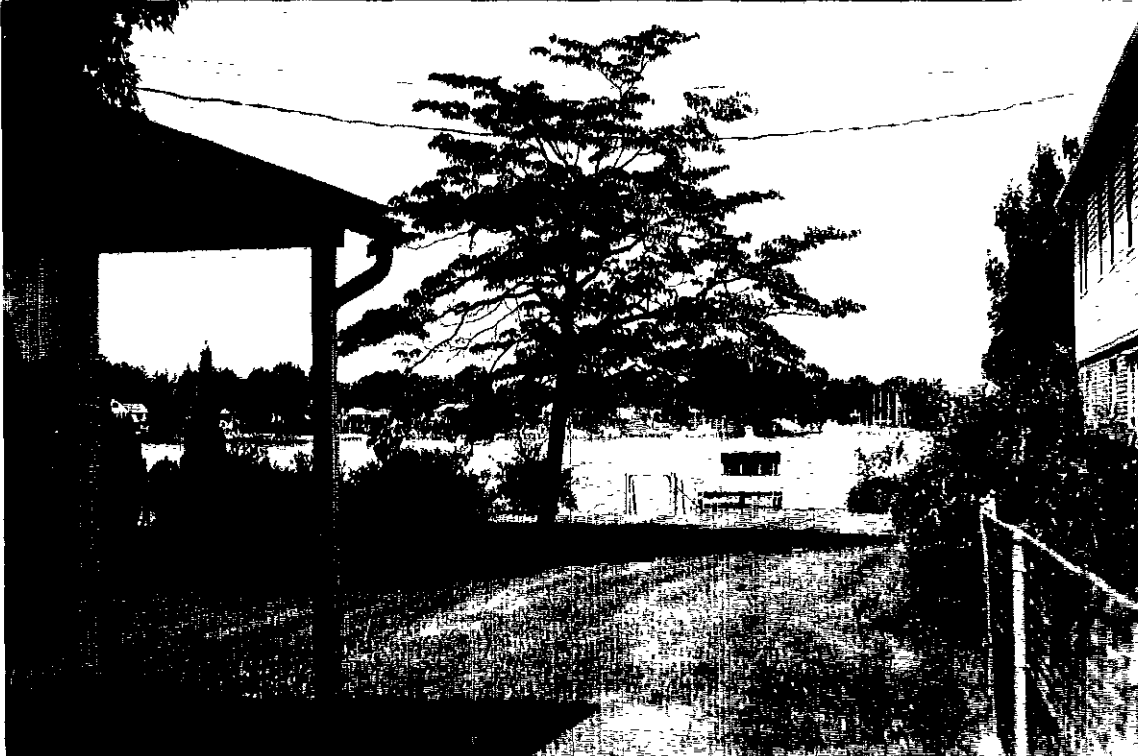
1704 W. P. R.
"Garage"
25' from
fence

UNRECORDED

97-37-A



From 1706
present
view to
N.W. Water
ward



97-39-A



1704 W.P.R.
from Both
present and
future front
yard, waterfront
from "New
House."



MICROFILMED

97-39-A



MICROFILMED

97-39-A

1708

Johnson

Point Rd

Clark leased

feeding



1704 Wilson St. Rd.

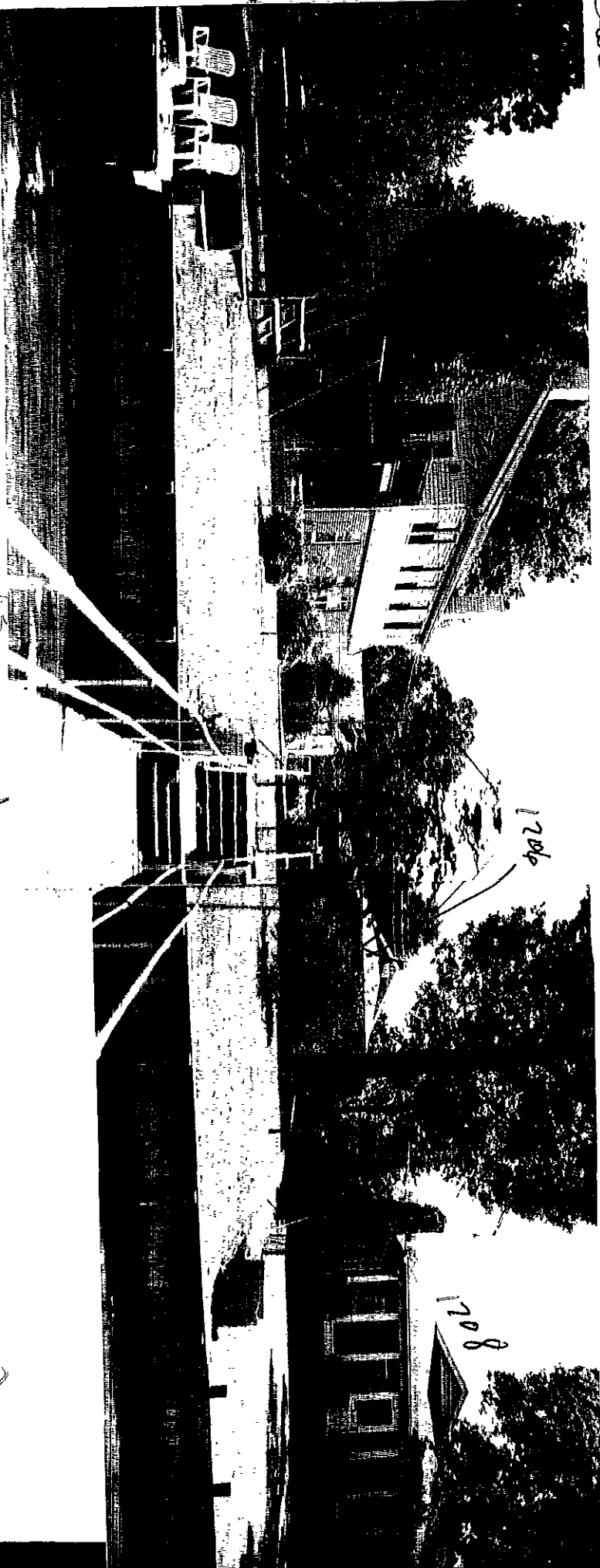
2.7779 Sq. Ft.

Living Space Per

tax # 15-1515800000

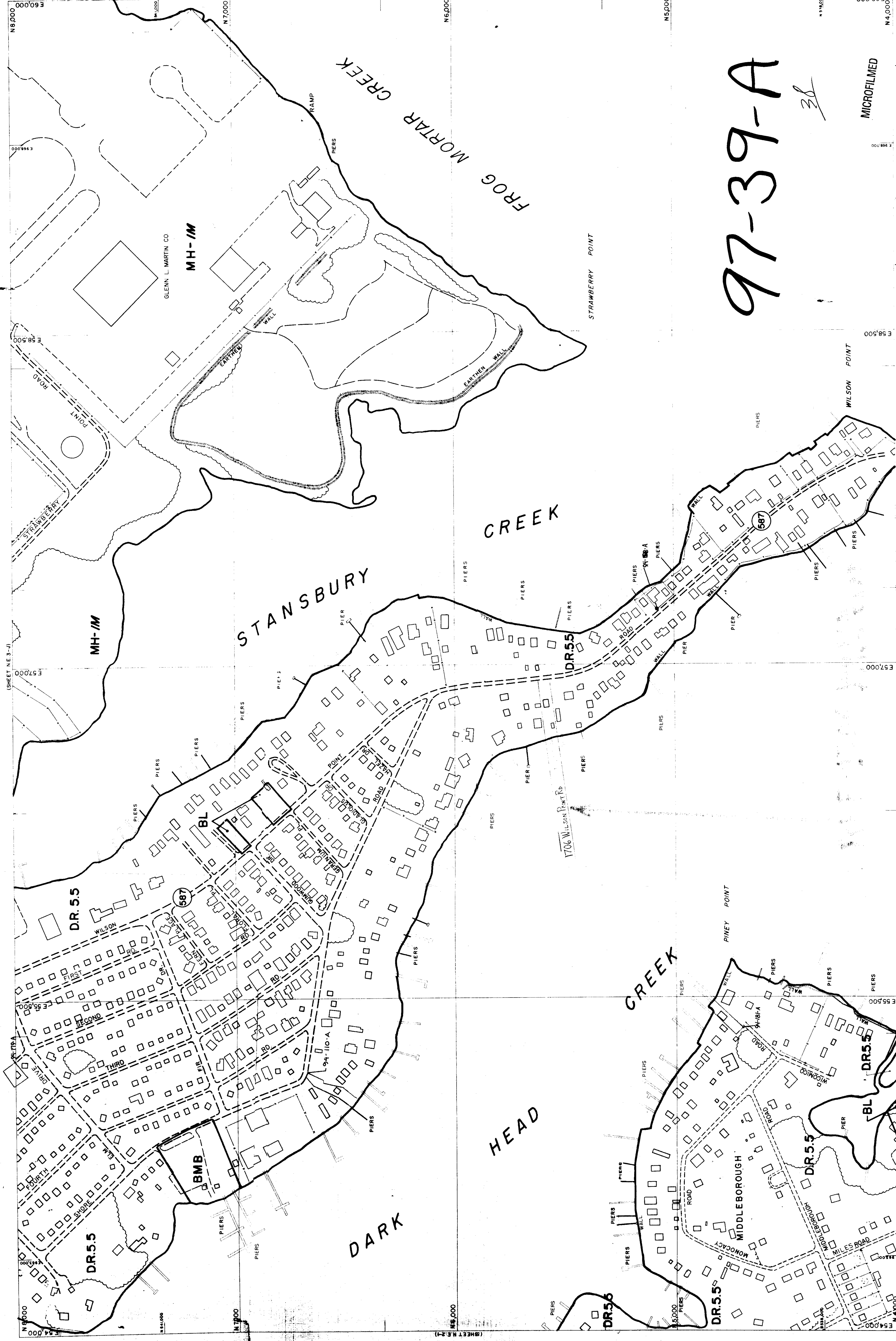
Benjamin's

5' wide
offest



Same to fence
Ulrich

MICROFILMED



97-39-A
38

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

1" = 200' ±

DATE OF PHOTOGRAPHY
JANUARY 1986

WILSON POINT

LOCATION

MICROFILMED

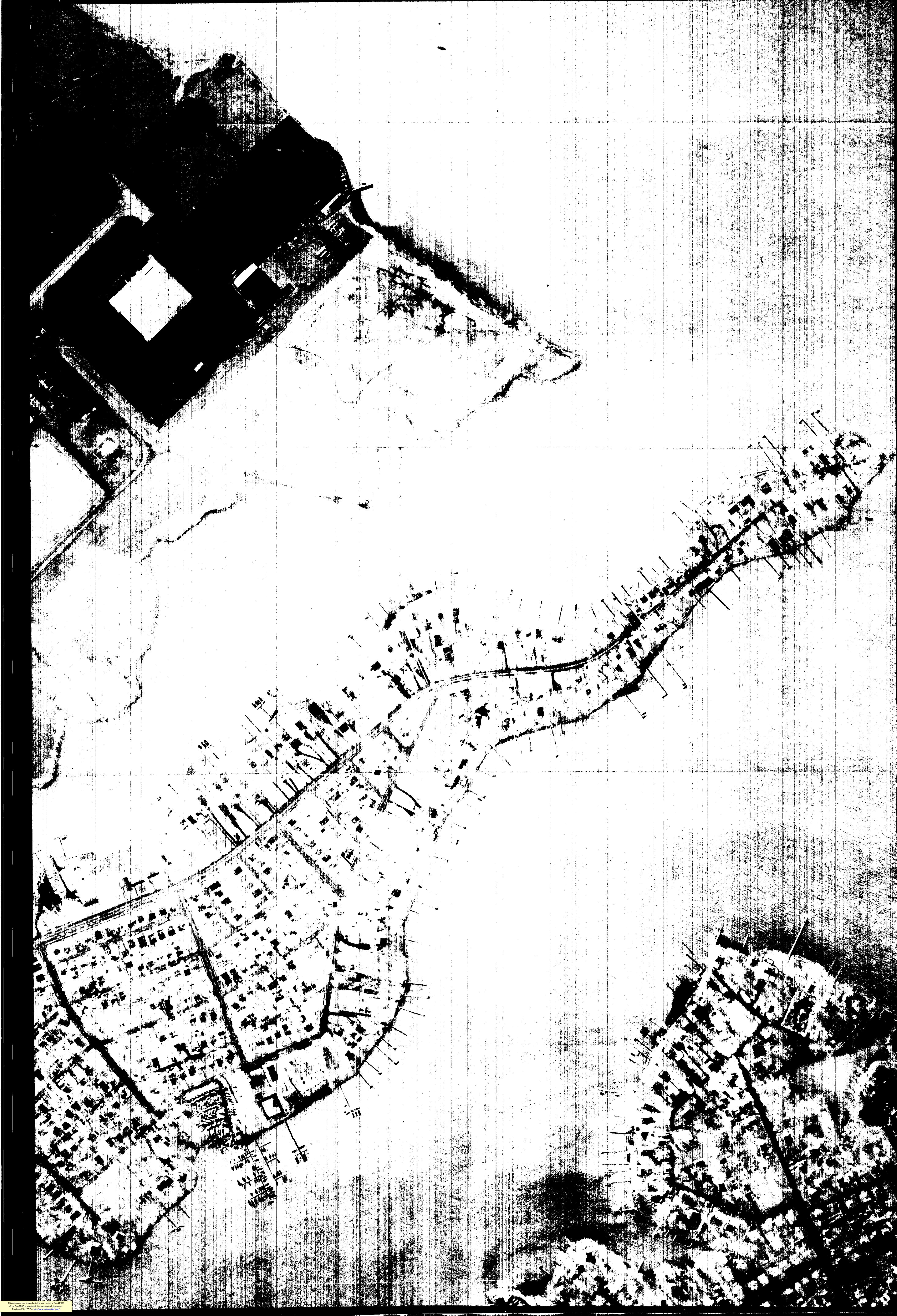
SHEET

N.E.
2-J

1-SE Z-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
REVISIONS COMPILED BY PHOTOGRAMMETRIC METHODS

William A. Howard
Chairman, County Council



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

WILSON POINT

SHEET

N.E.
2-J

IN RE: PETITION FOR VARIANCE
W/S Wilson Point Road, 500' S of
c/1 Shore Rd., (1706 Wilson Pt. Rd.)
15th Election District
5th Councilmanic District
Legal Owner: Estate of
Ester Roloff
Contract Purchaser: Bernard H.
Ulbrich, Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE No. 97-39-A

ORDER OF DISMISSAL

WHEREAS, the subject Petitioner filed a Petition for Variance request-
ing variances from Section 1802.3.C.1 of the Baltimore County Zoning Regula-
tions (B.C.Z.R.) to allow a proposed dwelling on a lot with a width of 50
ft. and with side yard setbacks of 5 ft. each in lieu of the minimum re-
quired 55 ft. and 10 ft. each respectively; and,

WHEREAS, a hearing on this matter was scheduled on September 4, 1996
at 9:00 A.M. before the Zoning Commissioner; and

WHEREAS, a letter was received on September 3, 1996 from Mr. Bernard
H. Ulbrich, Petitioner/Contract Purchaser, requesting withdrawal of the
variance petition for the above noted address.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore Coun-
ty, this 5th day of September, 1996 that the Petition for Variance filed
herein, be and the same is hereby DISMISSED without prejudice.

LES:mmm

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 4, 1996

Mr. Bernard H. Ulbrich
311 Cedar Avenue
Baltimore, Maryland 21221

RE: Case No. 97-39-A
Petition for Variance
Legal Owner: Estate of Ester Roloff
Contract Purchaser: Bernard H. Ulbrich, Petitioner
Property: 1706 Wilson Point Road

Dear Mr. Ulbrich:

Attached hereto please find an Order of Dismissal regarding the above
captioned matter.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

cc: Ms. Dorothy Hickey, Pers. Repr. 3 Lucan Court, Timonium, Md. 21093
cc: Mr. K. Benjes, 1704 Wilson Point Road, Baltimore, Md. 21220
cc: Mr. and Mrs. Charles Clark, P.O. Box 1139, St. Michaels, Md. 21663

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1706 WILSON POINT ROAD
97-39-A which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner of the property situated in Baltimore County and which is described in the description and plat attached
herein and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1
To allow a proposed dwelling on a lot with a width of 50 ft. & with side yard setbacks
of 5 ft. each in lieu of the minimum required 55 ft. & 10 ft. each respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or
practical difficulty)

PRESENT HOUSE TOO SMALL AND IMPRACTICAL TO
RENOVATE OR ALTER TO SUIT NEEDS, ORIGINAL CONSTRUCTION 1949.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to
be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Certified True and Correct
Signature: BERNARD H. ULBRICH
Type of Print Name: Bernard H. Ulbrich
Address: 311 CEDAR AVE
City: BALTIMORE, MD. 21221
State: MD. Zipcode: 21221

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the
legal owner(s) of the property herein and that I/we are the
Legal Owner(s) of ESTATE OF ESTHER ROLOFF
Signature: Dorothy Hickey
Type of Print Name: Dorothy Hickey
Address: 311 CEDAR AVE
City: BALTIMORE, MD. 21221
State: MD. Zipcode: 21221

Signature: _____
Type of Print Name: _____
Address: _____
City: _____ State: _____ Zipcode: _____

Signature: _____
Type of Print Name: _____
Address: _____
City: _____ State: _____ Zipcode: _____

Printed with Soy-based Ink
on Recycled Paper

ESTIMATED LENGTH OF HEARING
Available for Hearing: 15-4-1
The following date: _____ Next Two Months
ALL: ☒ YES ☐ NO
REVIEWED BY: DH DATE: 7/26/96
Post by 8/1

CASE NUMBER: 97-39-A (Item 38)
1706 Wilson Point Road
W/S Wilson Point Road, 500' S of c/1 Shore Road
15th Election District - 5th Councilmanic
Legal Owner(s): Estate of Ester Roloff
Contract Purchaser: Bernard H. Ulbrich

Variance to allow a proposed dwelling on a lot with a width of 50 feet
and with side yard setbacks of 5 feet each in lieu of the minimum
required 55 feet and 10 feet each, respectively.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 9:00 a.m. in Room 106, County
Office Building.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/6, 1996

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 8/6, 1996.

THE JEFFERSONIAN,
LEGAL ADV. TOWSON

NOTICE OF HEARING
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning and Land Use
Code of Baltimore County, will
hold a public hearing on the
petition for a Variance from the
Zoning Regulations of Baltimore
County, to the Zoning Law of
Baltimore County, for the
property located at the County
Office Building, 111 West
Chesapeake Avenue, Towson,
Maryland 21204, on
September 4, 1996, at 9:00 a.m.
in Room 106, County Office Building.
Case #97-39-A
1706 Wilson Point Road
W/S Wilson Point Road, 500'
S of c/1 Shore Road
15th Election District
5th Councilmanic
Legal Owner(s): Estate of Ester Roloff
Contract Purchaser: Bernard H. Ulbrich
Variance to allow a pro-
posed dwelling on a lot with a
width of 50 feet and with side
yard setbacks of 5 feet each in
lieu of the minimum required
55 feet and 10 feet each, re-
spectively.
Hearing: Wednesday, Sepem-
ber 4, 1996 at 9:00 a.m. in
Room 106, County Office Build-
ing.
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
held on Wednesdays, unless
otherwise specified.
(2) For information concern-
ing the filing of a petition for
a Variance, please call 887-3391.
9/15/96 August 11 07087

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is resolved by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 7-31-96 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES ☐ NO ☒ DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 8-14-96 C (B-3 Work Days)

TENTATIVE DECISION DATE 8-20-96 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____
Location of property: 1706 WILSON POINT ROAD, 21220.

Posted by: _____ Date of Posting: _____
Signature _____

Number of Signs: _____

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the
general public/neighborhood property owners relative to property which
is the subject of an upcoming zoning hearing. For those petitions which
require a public hearing, this notice is accomplished by posting a sign
on the property and placement of a notice in at least one newspaper of
general circulation in the County.

This office will ensure that the legal requirements for posting and
advertising are satisfied. However, the petitioner is responsible for
the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the
time of filing.
- 2) Billing for legal advertising, due upon receipt, will come
from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 38 Petitioner: BERNARD H. ULBRICH
Location: 1706 WILSON POINT ROAD, BALTO MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BERNARD H. ULBRICH

ADDRESS: 311 CEDAR AVE.

BALTIMORE, MD. 21221

PHONE NUMBER: 410-391-3108

Printed with Soy-based Ink
on Recycled Paper

TO: PUTNEY PUBLISHING COMPANY
August 6, 1996 Issue - Jeffersonian

Please forward billing to:

Bernard H. Ulrich
811 Cedar Avenue
Baltimore, Maryland 21221
391-3108

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-39-A (Item 38)
1706 Wilson Point Road
W/5 Wilson Point Road, 500' S of c/l Shore Road
15th Election District - 5th Councilmanic
Legal Owner(s): Estate of Esther Roloff
Contract Purchaser: Bernard H. Ulrich

Variance to allow a proposed dwelling on a lot with a width of 50 feet and with side yard setbacks of 5 feet each in lieu of the minimum required 55 feet and 10 feet each, respectively.

HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 2, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-39-A (Item 38)
1706 Wilson Point Road
W/5 Wilson Point Road, 500' S of c/l Shore Road
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Variance to allow a proposed dwelling on a lot with a width of 50 feet and with side yard setbacks of 5 feet each in lieu of the minimum required 55 feet and 10 feet each, respectively.

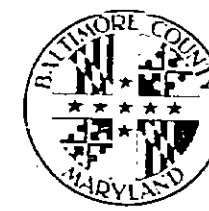
HEARING: WEDNESDAY, SEPTEMBER 4, 1996 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Arnold Jablon
Director

cc: Dorothy Hickey
Bernard H. Ulrich

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE BY 887-3391.

Printed with Soy-based Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1996

Ms. Dorothy Hickey
3 Lucan Court
Baltimore, MD 21093

RE: Item No.: 38
Case No.: 97-39-A
Petitioner: Dorothy Hickey

Dear Ms. Hickey:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Dubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soy-based Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
August 15, 1996

FROM: Robert A. Wirth *RAW-149*
DEPRM

SUBJECT: Zoning Item #38 - Roloff Property
1706 Wilson Point Road
Zoning Advisory Committee Meeting of August 5, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

The proposed house shall not extend closer to the shoreline than 70 feet which is the distance of the adjacent residence furthest from the water. This is a requirement of the Chesapeake Bay Critical Area Buffer Management Area regulations.

The existing specimen oak should be saved if at all possible.

RAW:GS:sp

c: Dorothy Hickey

ROLOFF/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: August 9, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 12, 1996
Item No. 038

The Development Plans Review Division has reviewed the subject zoning item. The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ZONE21C

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: August 7, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item Nos. 28 and 38

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol Kenna*

PK/JL

ITEM28/PZONE/ZAC1

Baltimore County Government Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 08/07/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 05, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39 AND 41.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, NS-1102F

cc: File

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on Recycled Paper



Maryland Department of Transportation State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Baltimore County
Item No. 038 (JWS)

Dear Ms. Watson:

This office has reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

Bob Small
for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

PETITION PROBLEMS

#26 --- JJS

- Where is receipt - not in folder.

#31 --- JRA

- Need title of person signing for legal owner.
- No telephone number for legal owner.

#33 --- ????

- Where is it????

#35 --- JCM?

- Review information says JCM - handwriting is JRF. Which is correct???

#36 --- CAM

- No description on folder.
- No acreage on folder.
- No election/councilmanic district on folder.

#37 --- CAM

- No item number on petition forms.
- No undersized lot package in folder.

#38 --- JJS

- Need authorization for personal representative.
- No address for legal owner.
- No telephone number for legal owner.

July 30, 1996

RE: PETITION FOR VARIANCE
1706 Wilson Point Road, W/S Wilson Point
Road, 500' S of c/l Shore Road
15th Election District, 5th Councilmanic
District
Legal Owner(s): Estate of Esther Roloff
Contract Purchaser: Bernard H. Ulbrich
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 97-39-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of August, 1996, a copy of the foregoing Entry of Appearance was mailed to Estate of Esther Roloff, c/o Dorothy Hickey, P.R., 3 Lucan Court, Timonium, MD 21093, Legal Owners/Petitioners, and to Bernard H. Ulbrich, 811 Cedar Avenue, Baltimore, MD 21221, Contract Purchaser/Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

CERTIFICATE OF ACKNOWLEDGEMENT BALTIMORE COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE

DATE _____ BUILDING PERMIT NO. _____
OWNER/BUILDER _____
LOCATION 1706 WILSON PT. RD.

I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE A IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE "100 YEAR" BASE FLOOD ELEVATION OF 9.4. I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO MAP = NE 2-J OWNER AGREES TO SET THE FOLLOWINGS:
EX. GRD. ELEV. = 4.5 FIRST FLOOR ELEVATION = _____
BASEMENT FLOOR ELEVATION = _____

OWNER/BUILDER _____ DATE _____

NOTE: PRIOR TO RELEASING THE ABOVE NOTED BUILDING APPLICATION, ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO:

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

ATTENTION: REGULO TANGUILIG

AN ELEVATION CERTIFICATION TO BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR, OR ARCHITECT WILL BE MAILED TO THE OWNER LISTED ON THE PERMIT APPLICATION WHEN THE PERMIT IS ISSUED.

(REV. 9/95)

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM
TO: Director, Department of Planning & Community Conservation
Attn: Frank McDaniel
County Courthouse, Room 406
407 E. Gay Ave.
Towson, MD 21204

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: Undersized Lots
Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of the following application:

PROPERTY APPLICANT SUPPLIED INFORMATION:
OWNER: BERNARD H. ULBRICH ADDRESS: 811 CEDAR AVE 21221 TELEPHONE NUMBER: 410-391-0022 HOME (7 DAY)
Let Address: 1706 WILSON PT. RD. Election District: 5 Council District: 9 Square Feet: 14,250
Let Location: W side of WILSON PT. RD. 500 feet from corner of SHORE ROAD
Land Owner: _____ Tax Account Number: 15-1518474860-R
Address: _____ Telephone Number: _____

CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation
PROVIDED?
1. This Recommendation Form (2 copies) YES ☒ NO ☐
2. Permit Application YES ☒ NO ☐
3. Site Plan YES ☒ NO ☐
4. Building Elevation Drawings YES ☒ NO ☐
5. Photographs (owner must submit all photos directly) YES ☒ NO ☐
Submitting Photographs YES ☒ NO ☐

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!
RECOMMENDATIONS/COMMENTS:
☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: *Frank McDaniel*
For the Director, Office of Planning & Community Conservation
Revised 9/5/95

Date: 8-5-96

TO: ZONING ADMIN. + DEV. MANAGEMENT,
MR. ARNOLD JABLON, DIRECTOR
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

FROM: BERNARD H. ULBRICH
811 CEDAR AVE.
BALTO. MD. 21221-6003

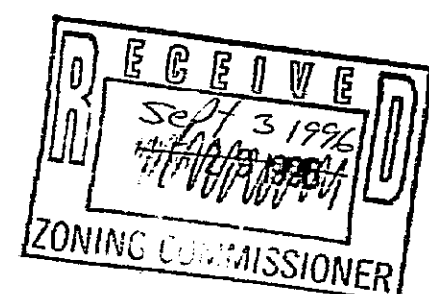
REF: SCHEDULED HEARING ON 4 SEPT. 96, OF
ITEM # 38, CASE 97-39A.

I RESPECTFULLY REQUEST TO "WITHDRAW"
THE VARIANCE HEARING NOTED ABOVE
DUE TO CONTRACTURAL DIFFICULTIES WHICH
PRECLUDE FURTHER EFFORT AT THIS TIME.

Bernard H. Ulbrich
PURCHASER UNDER CONTRACT
DAYTIME PHONE 410-391-3108
HOME " " 0022.

Lawrence Schmidt, zoning commissioner
Office of zoning
Old Court House
Towson, Md. 21204

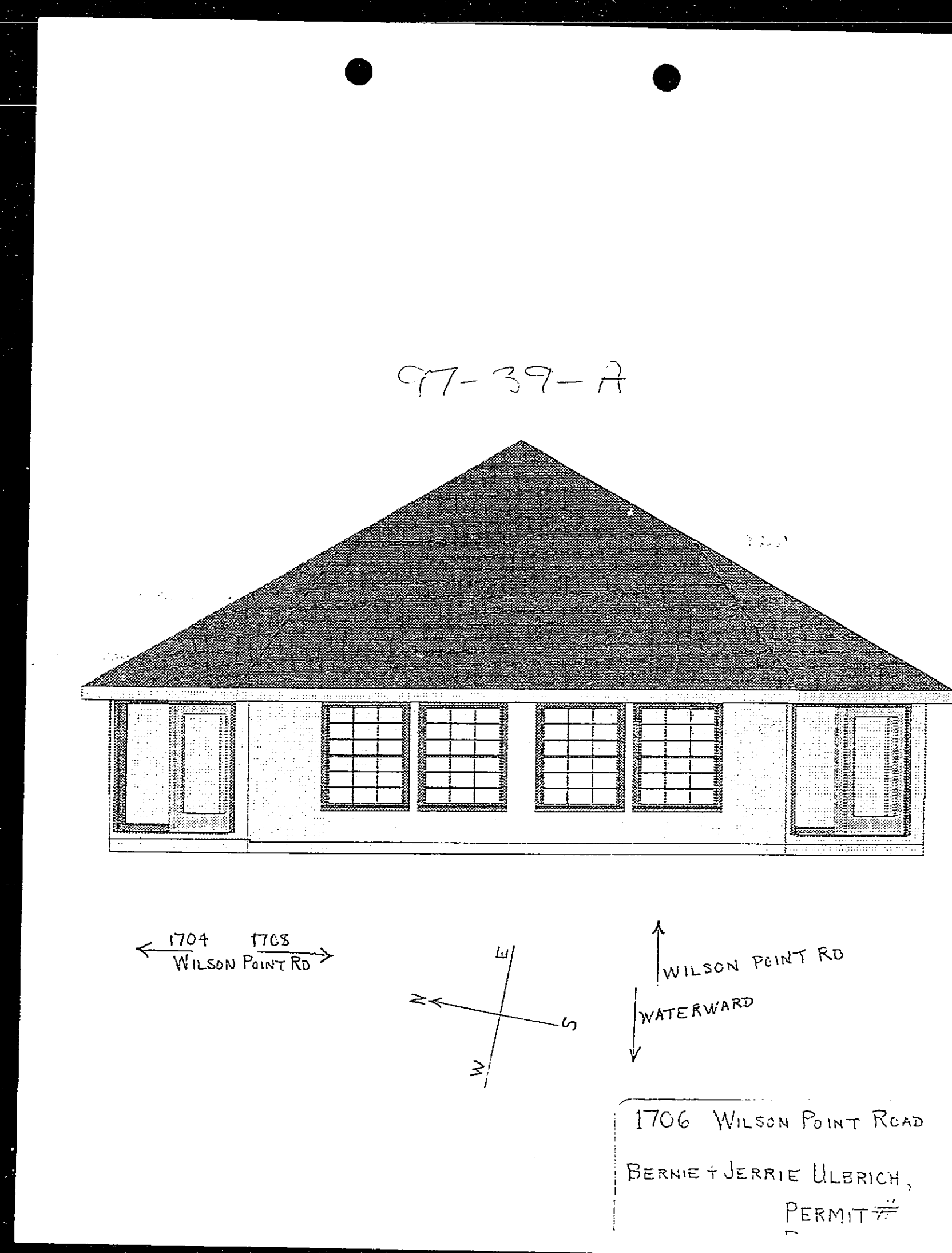
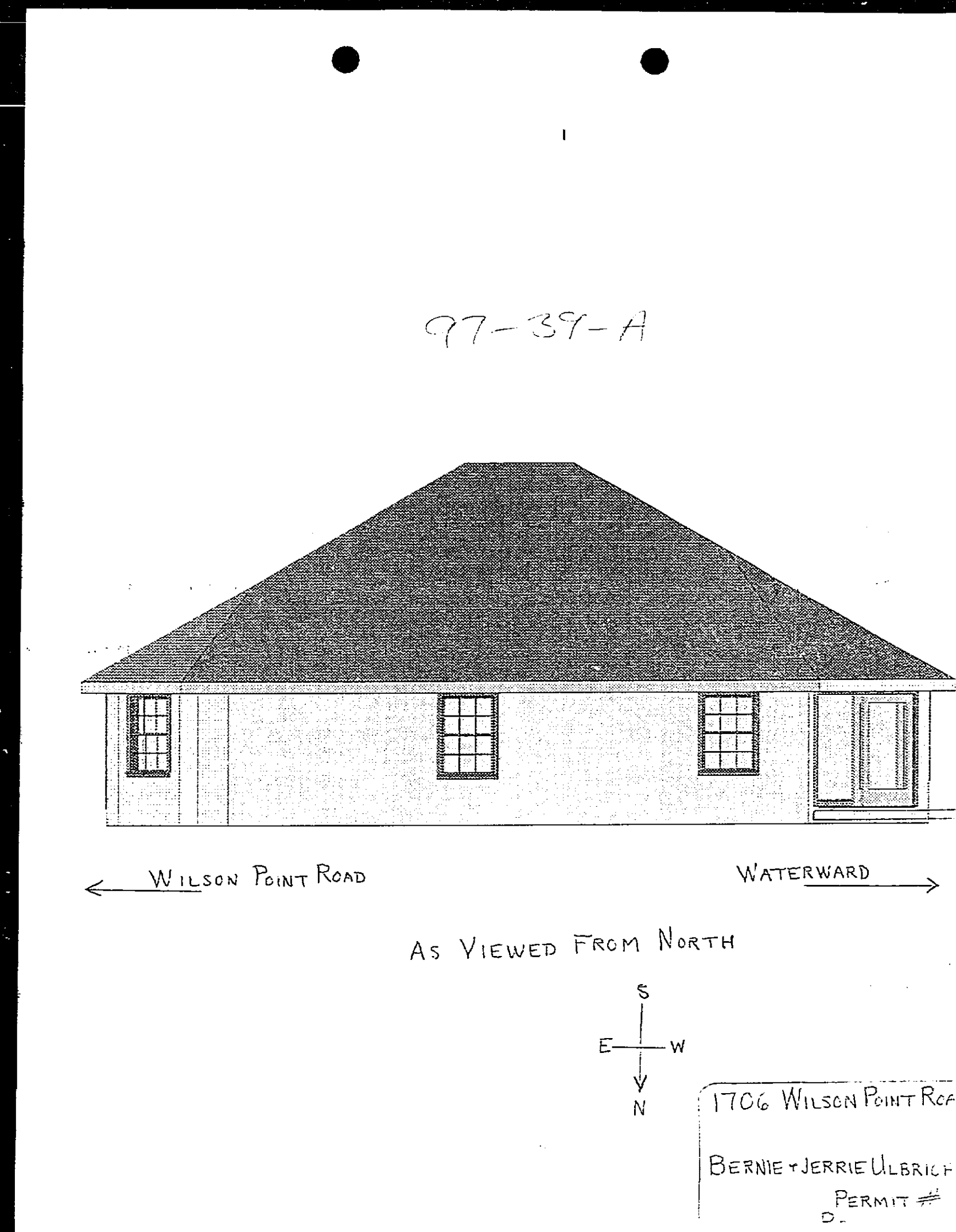
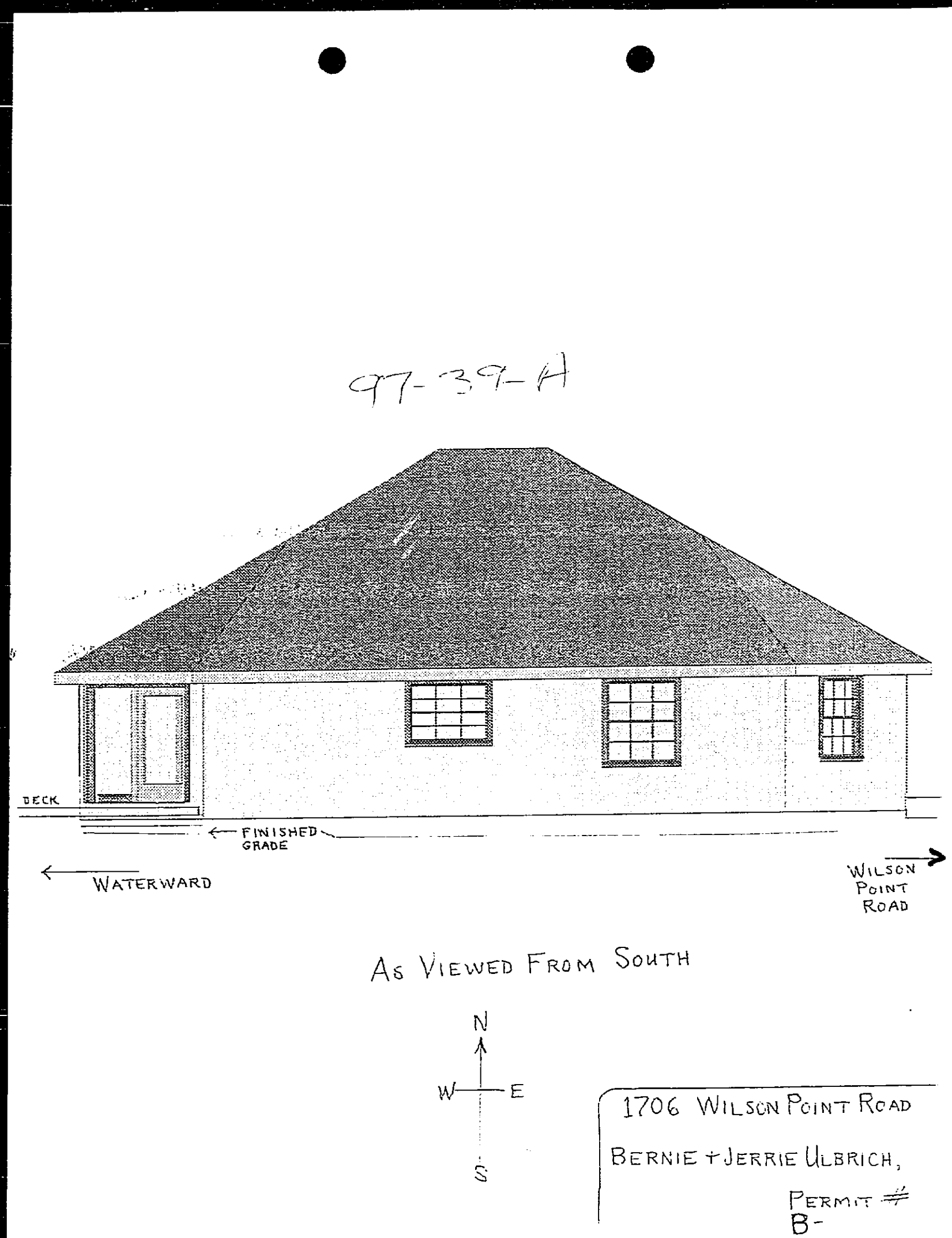
Dear Mr. Schmidt,



I am writing to apprise a proposed
variance for side property at 1706 Wilson
Point Road. This is a narrow lot (50' wide)
and the owners are requesting a side set
back of only 5 feet. They also want to
build closer to the waterfront than
the houses on either side. Her flower
around my house and new well be
greatly diminished. The roof height of
this one story house will be 22'6". The
lot is 100' x 100' feet.

Very truly yours,
Charles Lawrence Clark
87 Bay 115
St. Michaels MD 20683
Corner of 1706 Wilson Point Road

Ken Benjes
1704 Wilson Point
Ba Ho, MD
21220



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1706 WILSON PT. RD.
Subdivision name: BULL NECK
Plat Book: 12, July 1941, 67, section 97-39-A
OWNER: BERNARD H. ULBRICH AND JERRIE S. ULBRICH
TAX # 15-1515810070-R

1704: KENNETH A. BENJES AND PATRICIA A. BENJES PHONE: 410-574-8346
1708: CHARLES J. CLARK AND ELIZABETH B. WASHINGTON CLARK PHONE: 410-745-1682
P.O. Box 1139, St. Michaels, Md. 21669

Lot 66, Lot 66A, Lot 67, Lot 68, Lot 68A

1706 EXISTING NEW DWELLING

1704 1708 WILSON POINT RD

Waterward

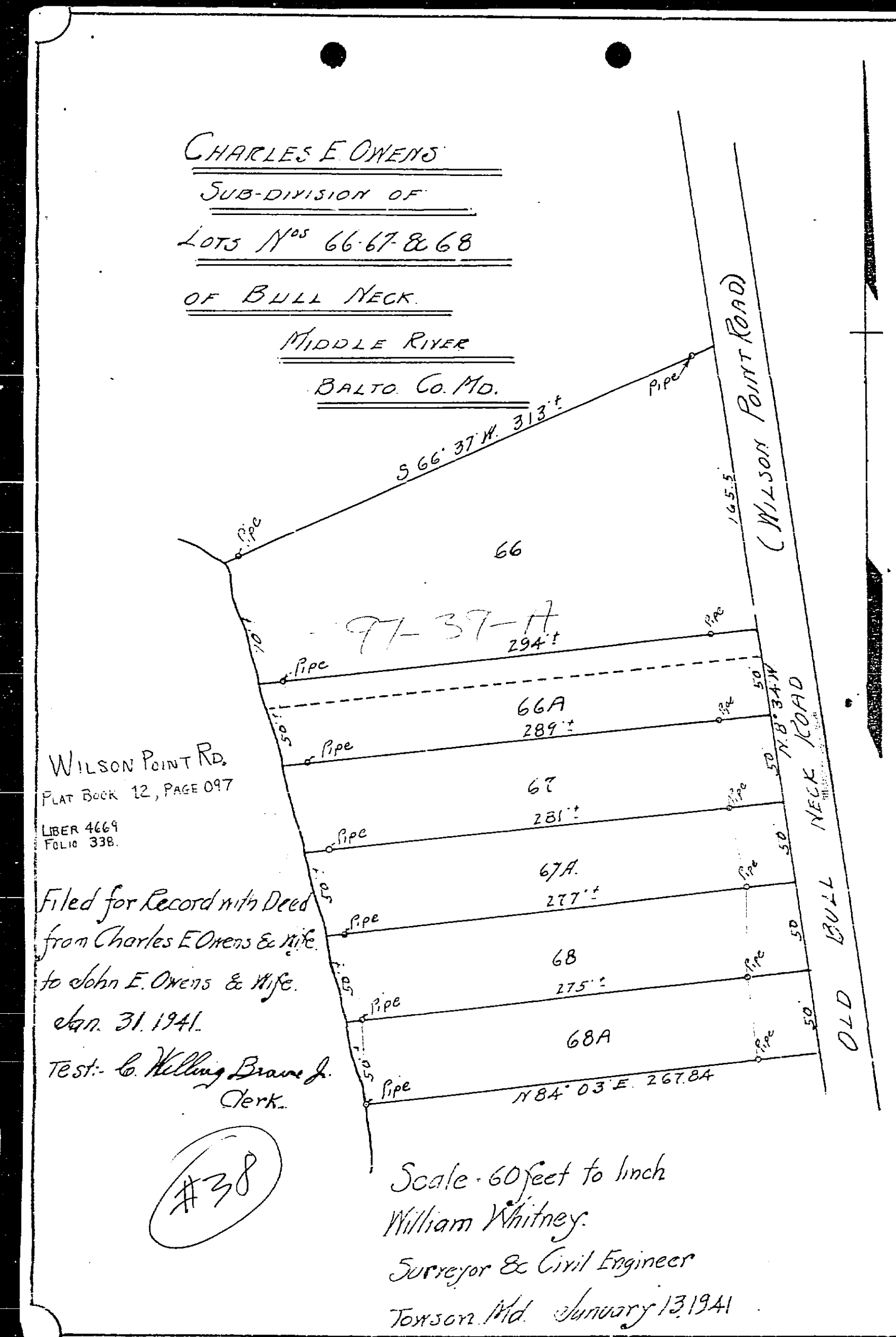
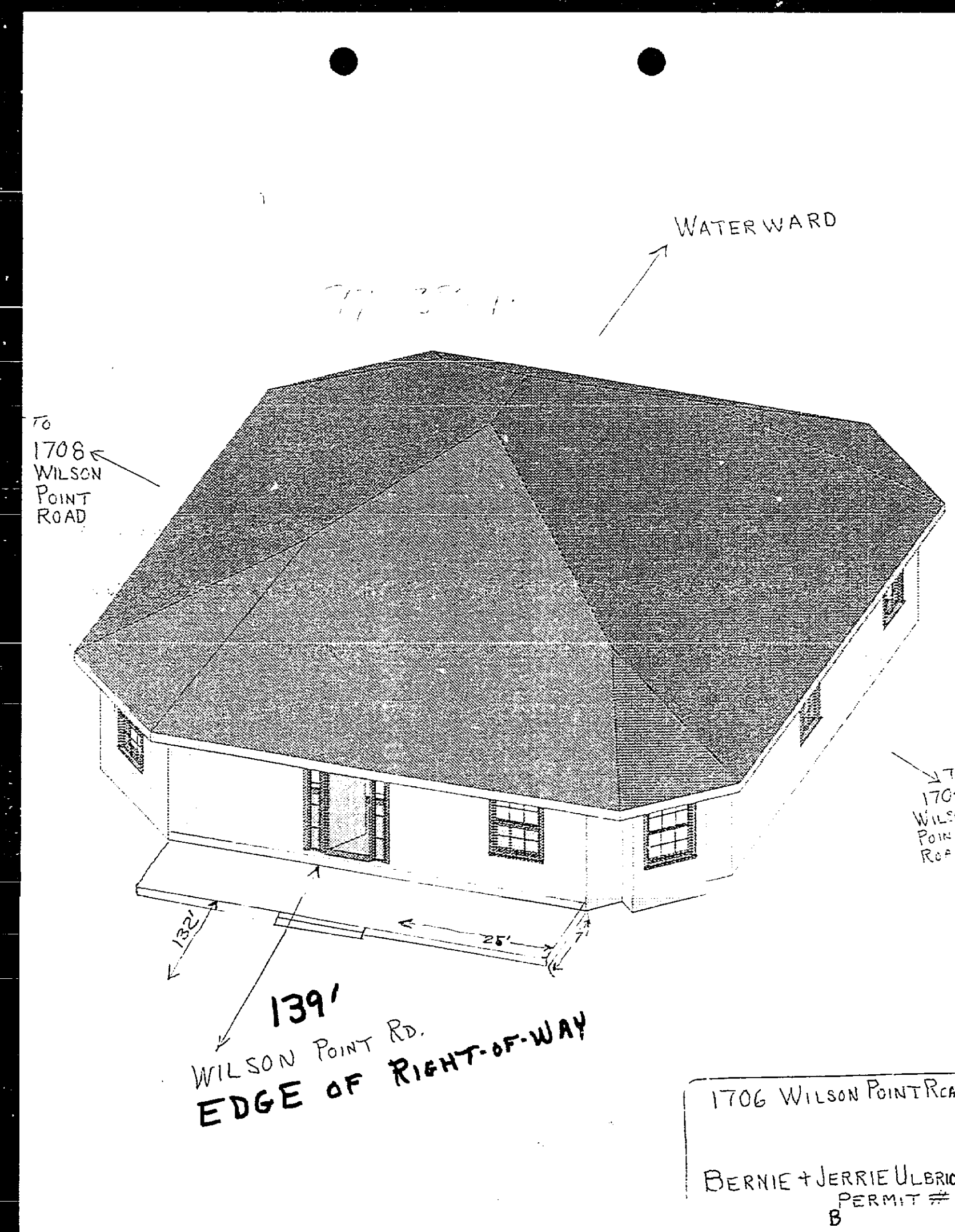
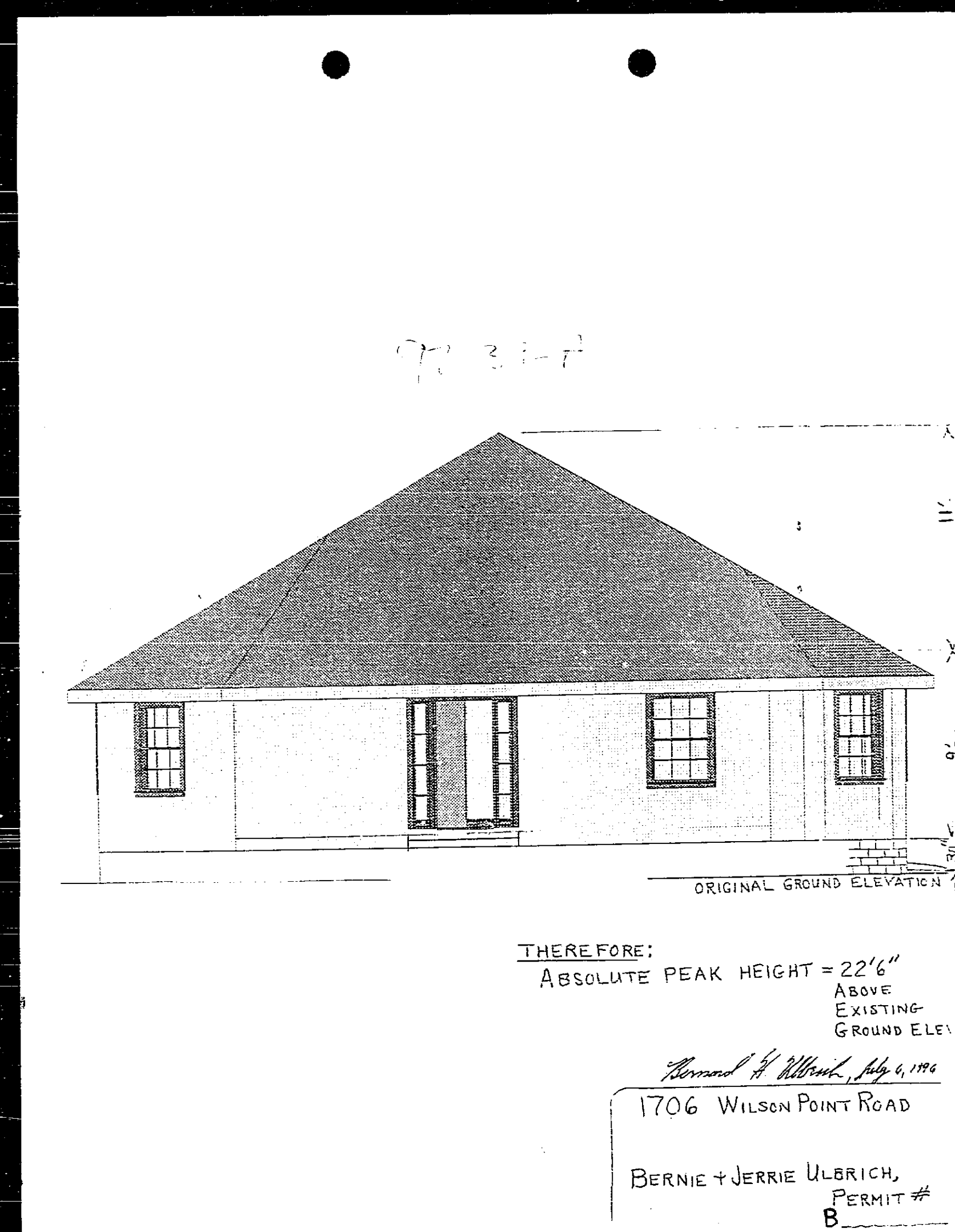
Scale of Drawing: 1" = 50'

North date: 7-16-96 prepared by: [signature]

LOCATION INFORMATION
Election District: 15
Countywide District: NE 2J
Zoning: DR 5.5
Lot size: 327 14,250 square feet

SEWER: ☐ WATER: ☐ Chesapeake Bay Critical Area: ☐ Prior Zoning Hearings: None

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE#:



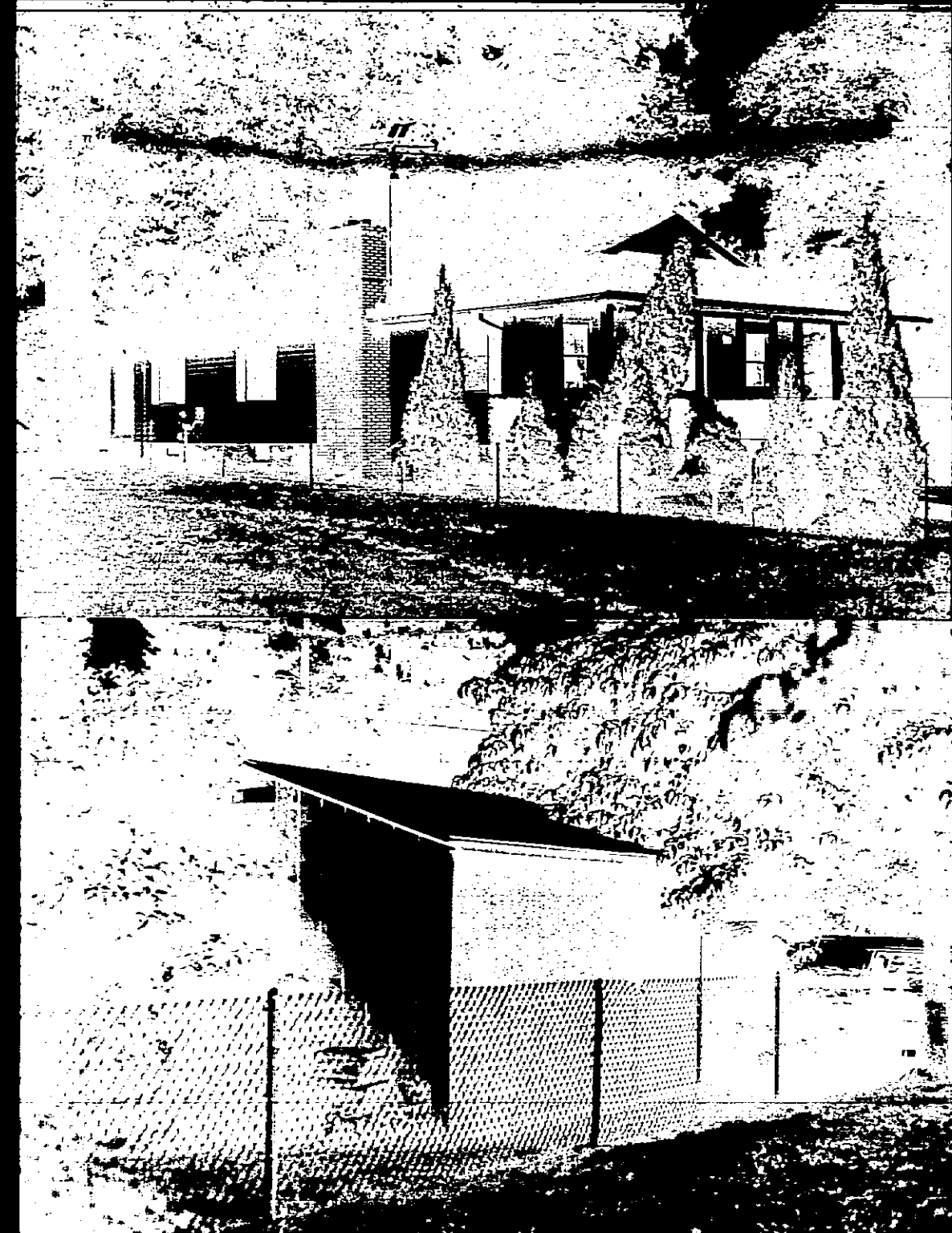


97-37-A

1706--1708
Existing
3' fence +
BSE pole

1706 WPR
1705 WPR

Sheet recently
added. No 1
1 July 1996



1708 W.P.R.
located 10'
from Boundary
exc. chimney
8'

1704 W.R.F.
"After Death"

Toward W.P.



97-39-A

1704 W. P. R.
"George"
28" from fence
16' x 18'
Alongside of
1706 W. P. R.

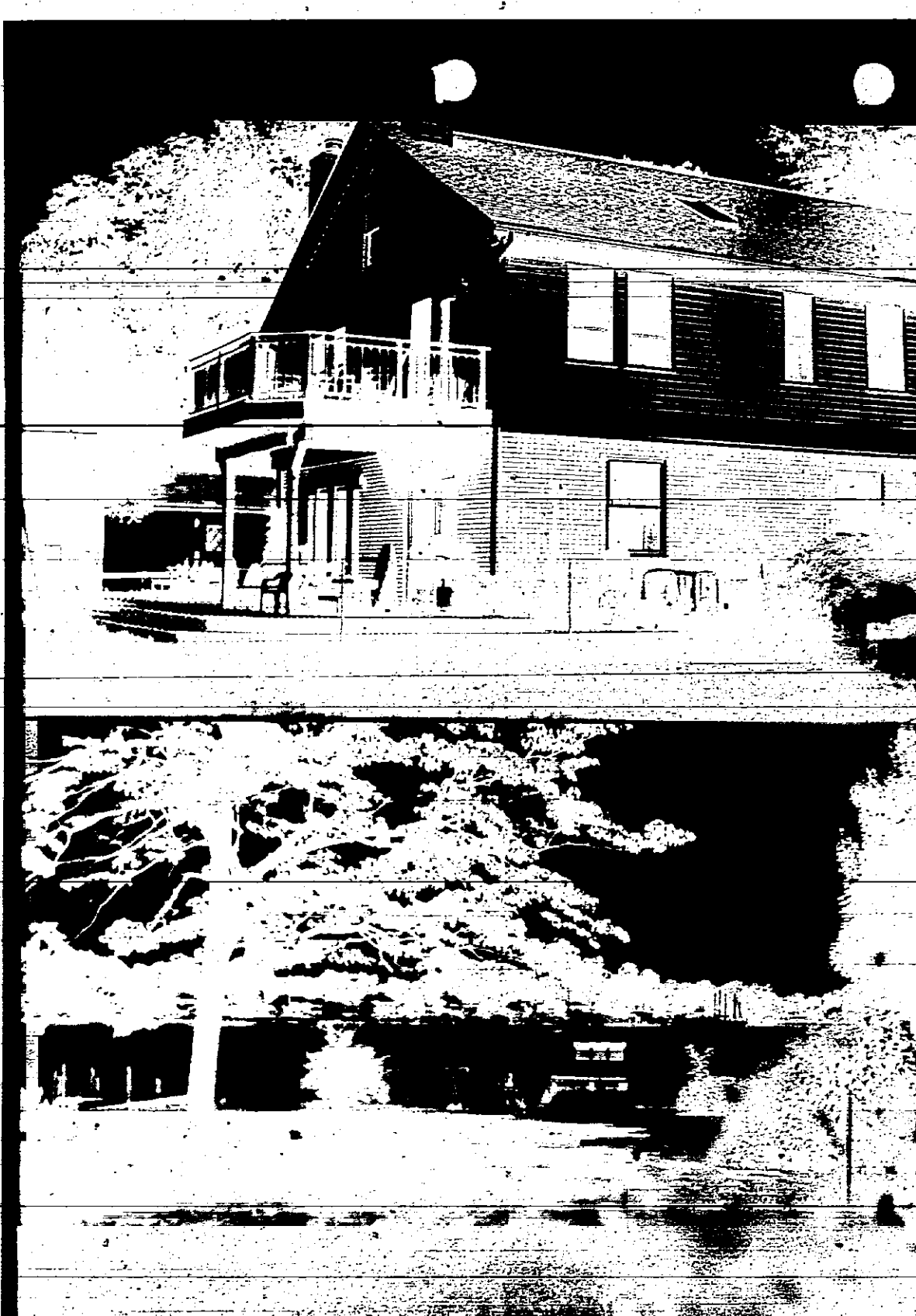
1704 W.R. Y
" "

Large
28" low



97-37-A

From 1706
present
view to
N.W. Water
creek

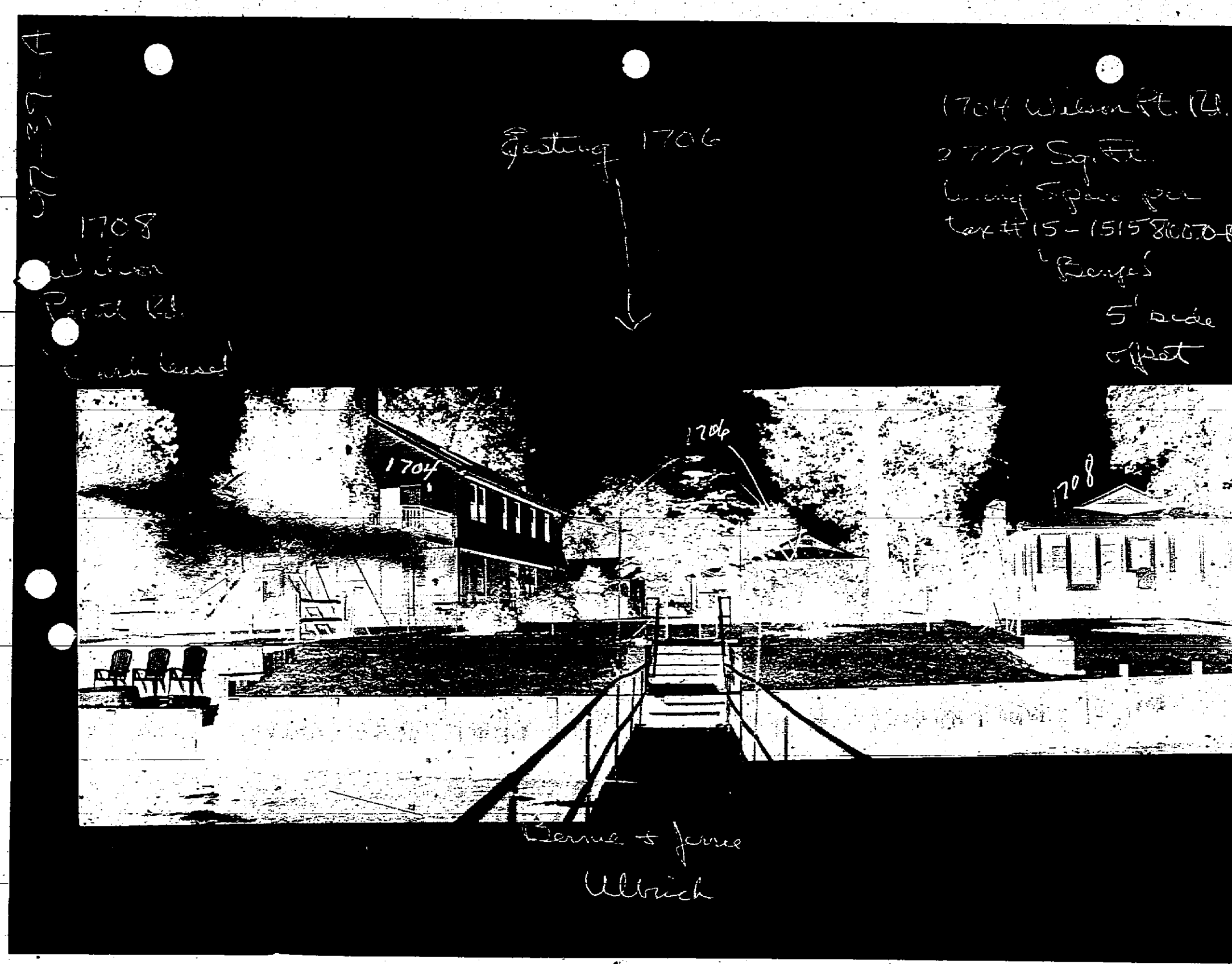


97-39-A

1764 W.P.R.
from Both
present and
future front
yard, waterward
from "New
House."



97-39-A

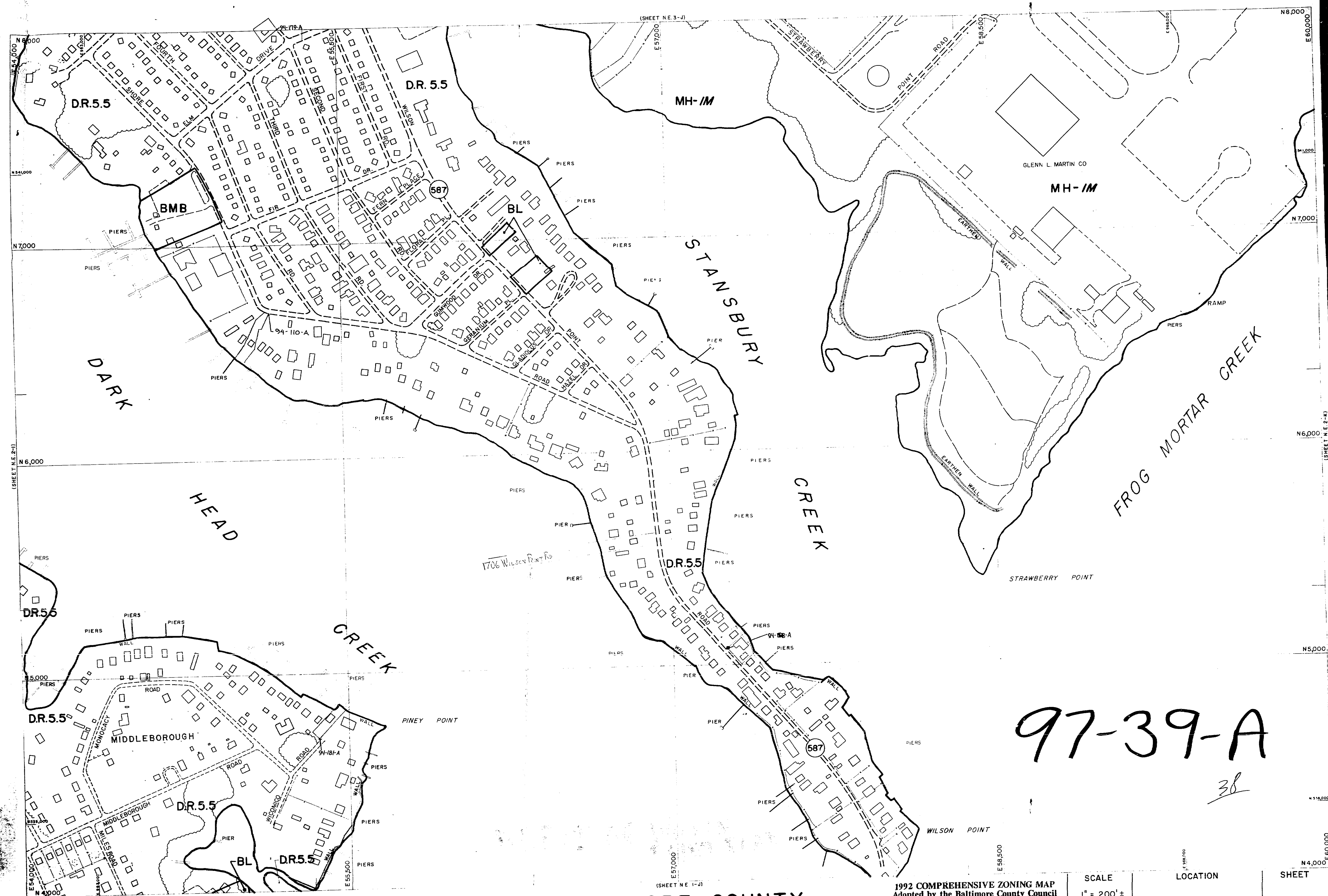


1708
John
P. 1708
C. 1708

Testing 170

1704 Wilson St. (H.)
2729 Syc. Fr.
Living Syc. per
map #15 - 15158000
Bunge's
5' wide
offset

Germe & James
Ulrich



1-SE Z-SW

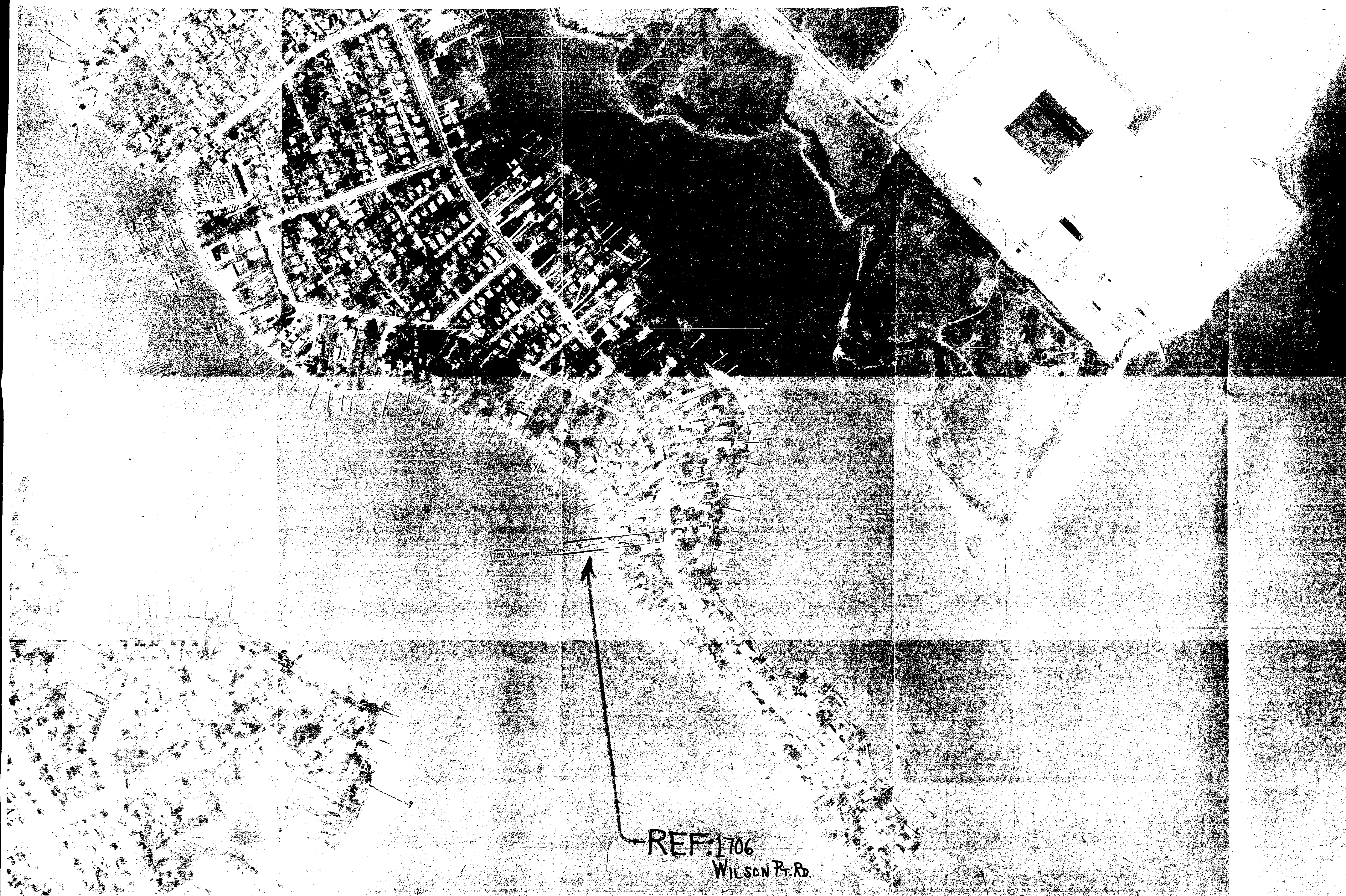
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
REVISIONS INDICATED BY PHOTOGRAMMETRIC METHODS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard
Chairman, County Council

| | | |
|-------------------------------------|--------------------------|----------------------|
| SCALE 1" = 200' ± | LOCATION WILSON POINT | SHEET N.E. 2-J |
| DATE OF PHOTOGRAPHY JANUARY 1986 | | |



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

WILSON POINT

SHEET

N.E.
2-J